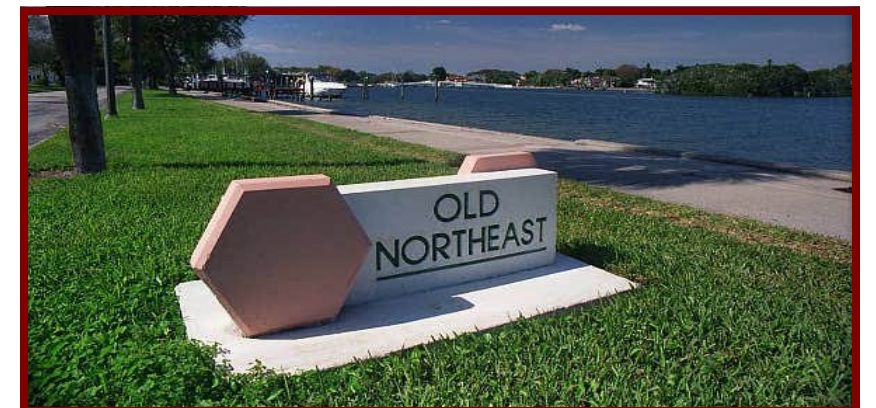


HISTORIC OLD NORTHEAST NEIGHBORHOOD PLAN 2009



OCTOBER 8, 2009

INTRODUCTION

This Neighborhood Plan is the continued effort of The Historic Old Northeast Neighborhood Association (HONNA) aimed at improving their neighborhood. HONNA is a long established association that has been highly involved throughout the years in improving the quality of life, comfort and safety of its residents. Many volunteers have tirelessly worked to beautify and enhance the neighborhood and have strived to educate residents about the unique character of the neighborhood.

The following pages outline the history of the neighborhood, many of the events, activities and tasks that have been accomplished over time and recommend additional activities and projects to further enhance the quality of life within the neighborhood.

PURPOSE OF THIS PLAN

The purpose of a neighborhood plan is to provide a “vision” for the future of the neighborhood. Like most long range planning documents, it becomes the road map for attaining a desired result by outlining goals and objectives or recommending actions needed to reach the desired result. A plan typically does not become the official rule but points out what laws, policies and actions need to be implemented in order to achieve the end result. This plan further points out the key participants needed to assist the Association with accomplishing the desired action.

ABOUT THE PHOTOGRAPHS

You will note that photographs contain a “+” or a “-” symbol in the upper left corner. This indicates that the photo represents a “like, denoted by the “+“ sign or a dislike if the photo is denoted by a “-” symbol. The number located in the lower right hand corner of the photograph corresponds with the like or dislike statement located in the adjacent chart.

COMMONLY USED ABBREVIATIONS

ALF	Adult Congregate Living Facility
CONA	Council Of Neighborhood Associations
CPC	Community Preservation Commission
CPTED	Crime Prevention Thru Environmental Design
DRC	Development Review Commission
HONNA	Historic Old Northeast Neighborhood Association
LDRs	Land Development Regulations
LEED	Leadership in Energy and Environmental Design
NDR	Neighborhood Design Review
NRD	Neighborhood Redevelopment District
PSTA	Pinellas Suncoast Transit Authority
SPPI	St. Petersburg Preservation Inc.

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MISSION STATEMENT

**THE MISSION OF THE HISTORIC
OLD NORTHEAST NEIGHBORHOOD
ASSOCIATION IS TO PROMOTE,
PRESERVE AND PROTECT QUALITY
OF LIFE IN OUR UNIQUE CORNER
OF THE WORLD.**

WE WILL ACCOMPLISH THIS MISSION BY:

We bring energy, action, and structure to the projects and initiatives of members, and we originate projects and initiatives that further that mission.

- Education first—we are facilitators of communication, information, and education as a means to balanced and cooperative resolutions.
- We are committed to outreach as a means of bringing understanding and awareness of the value of community.
- We research and publish.

We seek to engender a diverse supportive community and to maintain the architectural and infrastructural features within the community that foster friendships, interactivity and a support system.

These are our priorities:

Traffic: Ours is pedestrian friendly neighborhood. Our safety and quality of life depend on our ability to explore, gather together, and use our streets, avenues, sidewalks, parks, alleys, and yards for the purpose of making and sustaining friendships and connections.

Crime Prevention: We strive to keep our community safe. We encourage residents to communicate and interact with each other by participating in our Crime Watch Program and working closely with our community police officers.

Membership: As neighbors and leaders, our purpose is to serve the neighborhood. We rely on membership to build our resources and support our initiatives. Increasing membership increases our ability to serve the neighborhood by ensuring a diversity of views and increasing resident participation.

Historic Preservation: Historic Old Northeast is on the National Register of Historic Places, an honor and responsibility. This designation adds to the value of our property, and establishes the imperative to protect the assets that make both the designation and the neighborhood possible.

Communication: We publish information to support our mission, our vision, our values, our priorities, and to engender dialogue, call attention to important issues, and to celebrate our community. The purpose of all of our communication is the education of our constituents; we communicate in as many ways as we can. All communication is respectful of diversity.

Planning: As residents, we experience the results of our planning activities each and every day. The planning activities of our community take place in the context of municipal, countywide, statewide, and national planning activities and legal structures. We ensure that our neighborhood voices are heard and that our community continues to contribute to the larger communities of which we are a part.

Advancement: In order to advance our mission and to increase our value to the community, we actively seek to attract resources by hosting events that bring together members of the community and other communities, build partnerships with individuals and organizations supportive of our mission, and increase our visibility and authority as spokespersons for the community we serve. Events and activities include social gatherings that encourage friendships and relationships to form, educational seminars, guided historic home and garden tours, recycling of household goods through garage sales and the like, and community service events such as waterfront cleanup.

HISTORY OF THE NEIGHBORHOOD

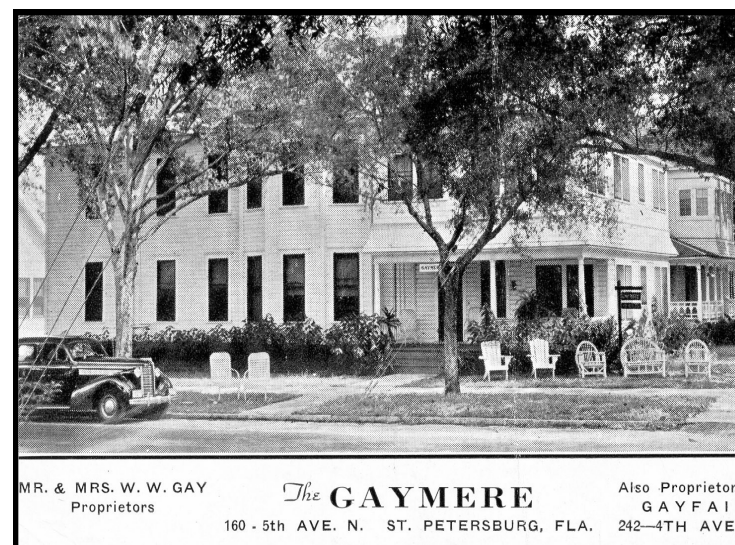
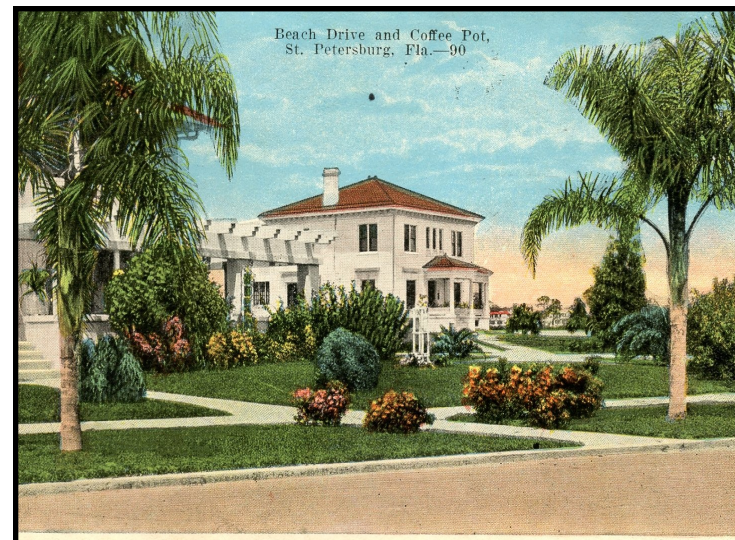
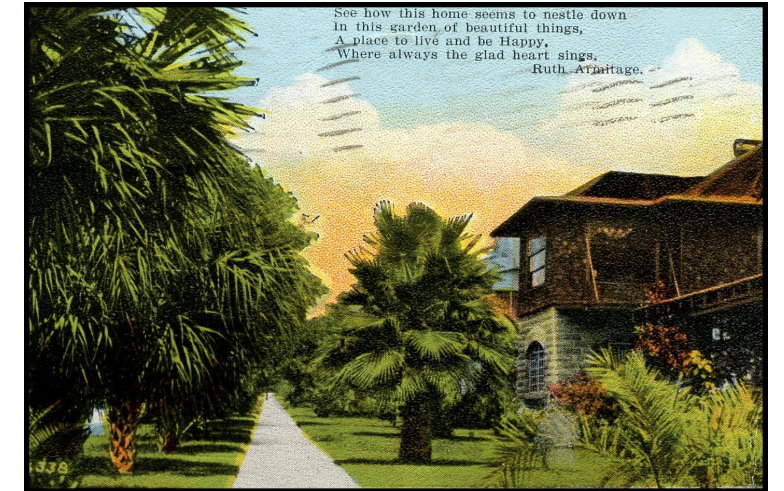
The Historic Old Northeast Neighborhood encompasses 425 acres, 1.6% of the City's area. The neighborhood, one of the first in the City, was platted in 1911 by C. Perry Snell and J. C. Hamlett. Many of the founding families of the City have made The Historic Old Northeast their home

The neighborhood is known for its diverse early 20th Century architecture that includes a variety of architectural styles and homes ranging in scale from small cottages to some of the largest homes in the City. Most homes were developed in a traditional pattern featuring porches and stoops that address the street edge, while garages and utilitarian functions are accessed from the alley network. Building lots are typically 60 feet wide by 100-128 feet deep. Narrower, 45 foot-wide lots are common in the neighborhood south of 13th Avenue, while some lots wider than 60 feet can be found north of 13th.

The neighborhood features an extensive gridded street pattern system with an alleyway network. Many streets are paved in Augusta brick and edged with granite curbs. Hexagon block sidewalks which line both sides of the street are another common feature within the neighborhood. An enveloping street tree canopy reinforces the pedestrian quality of the neighborhood. The developers of the neighborhood dedicated significant portions of the adjacent waterfront to park land, another unique feature of the neighborhood.

The Granada Terrace neighborhood located within the boundaries of The Historic Old Northeast is a distinctive early greenbelt or garden district style of neighborhood, one of the first in St. Petersburg. This portion of the neighborhood is known for its curvilinear streets and extensive use of boulevardier medians containing public monuments and landscaping features. Granada Terrace was also developed by C. Perry Snell and all buildings were required to be designed in the Mediterranean style of architecture. In 1988, this neighborhood was designated a Local Historic District by the City of St. Petersburg.

The entire neighborhood was listed on the National Register of Historic Places in 2003. The district is recognized for its largely intact number of early 20th century homes reflecting the tourist industry in the State of Florida in the first half of the 20th century. The neighborhood features 3,220 contributing structures, making it one of the two largest National Register districts in Florida.



PAST PLANNING ACTIVITIES

Incorporated in 1974, The Historic Old Northeast Neighborhood Association, in conjunction with the City of St. Petersburg's Great Neighborhood Partnership program, has been on the front edge of neighborhood revitalization activities. Strong momentum began with the City's 1987 Comprehensive Plan which identified a strong desire by the City and residents to address housing needs and housing conditions within neighborhoods. This led to HONNA being the first neighborhood to develop a neighborhood plan to address comprehensive revitalization. That plan was adopted in August 1990. Many of the first planning tools created by the City such as Neighborhood Design Review and the Certificate of Inspection Program of rental property were developed and implemented in this neighborhood.

Three primary goals were identified in the recommendations of the original plan. The first was to address the quality and condition of the housing stock within the neighborhood, the second was to protect and enhance the unique traditional quality of the neighborhood due to its early 20th century development practices and the third was to address quality of life issues associated with sense of place and public safety issues related to traffic and crime.

Many projects have been undertaken over the years to implement the plan. Sidewalks have been repaired and landscape projects and improvements installed. Many of these projects have been funded or worked on by residents of the neighborhood. For example, homeowners voted to tax themselves a one-time fee of \$35 per property to pay for the entryway monuments that mark the boundaries of the neighborhood.

Eighteen years have passed since the adoption of the first plan. Many programs were developed in an attempt to preserve the unique character of the neighborhood. The Neighborhood Association has strived to educate residents as to the best practices to renovate and redevelop their properties. A number of things have been learned through this process, and with the support of HONNA the City has rewritten many of the original regulations which did not respect the character of the neighborhood.

In 1999, the neighborhood completed a survey of its residents. Six thousand surveys were delivered throughout the neighborhood with a 7% response. Three characteristics were identified as most important to the responders. They were: trees, historic character and park/recreation facilities. The top five urgent problems identified in the survey were: traffic, noise, speeding, crime and the appearance of houses and lawns.

In 2002, the neighborhood completed a photographic survey which began the process of rewriting this plan. A neighborhood profile was developed by Glatting Jackson, Krcher, Anglin, a planning firm located in Orlando, Florida, which compared statistics of the 2000 census with statistics utilized for the original profile adopted in 1999.

There has been significant progress made towards reaching two of the three major goals identified in the original plan. The housing stock is considerably renovated and restored. The quality of life within the neighborhood has also significantly improved, although some issues with public safety and traffic remain. Progress has also been made toward the third major goal of protecting the unique character of the neighborhood but remains the number one goal of this new plan, with a broader recognition of its importance. Remaining issues associated with this goal include addressing limited parking and traffic congestion due to the narrow streets and increased number of personal vehicles and the introduction of new utility uses which were not in existence when the neighborhood was originally developed.



NEIGHBORHOOD ANALYSIS

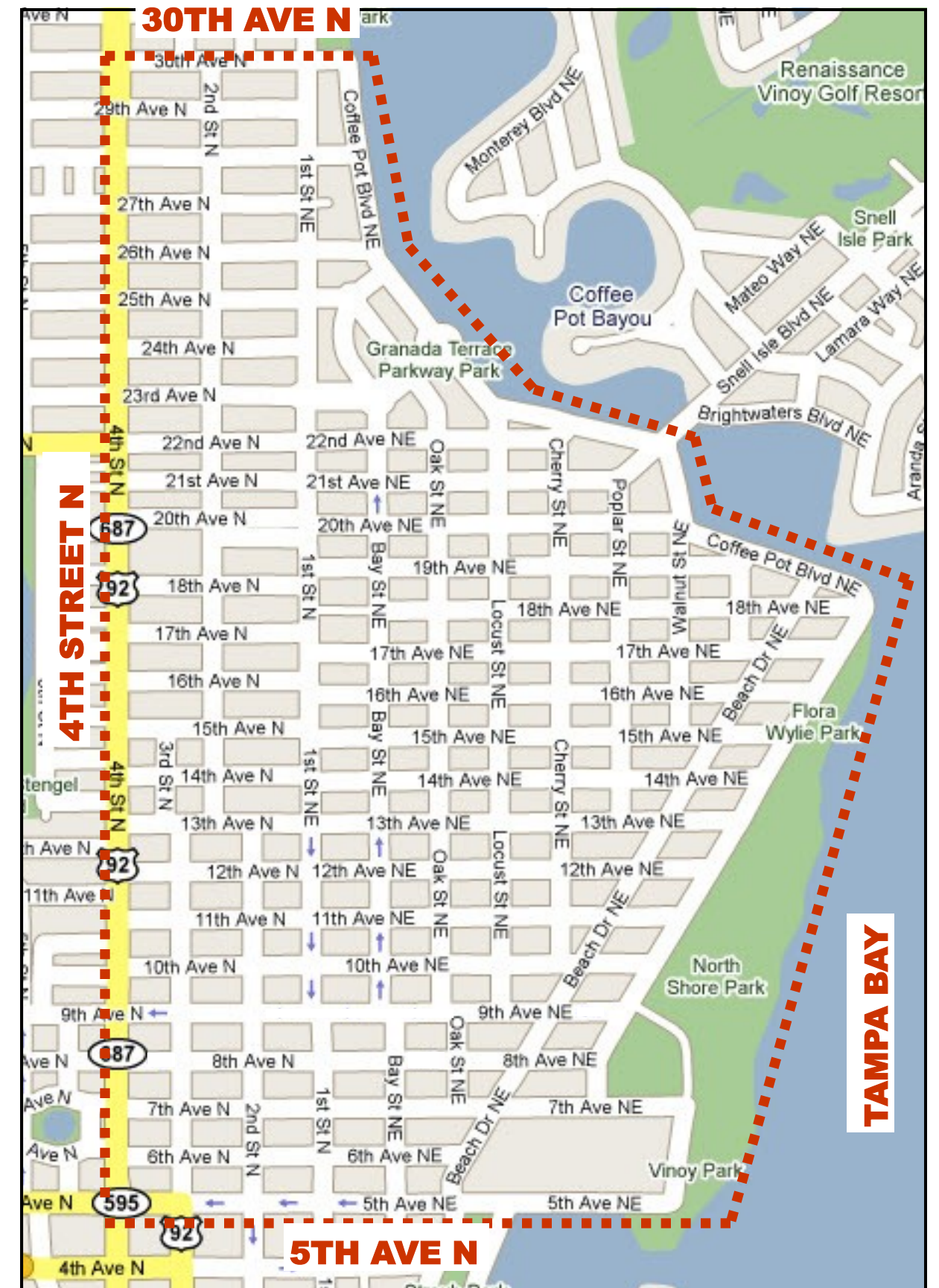
The boundaries of HONNA are 5th to 30th Avenues North and Fourth Street to Tampa Bay on the east. (Please see MAP 1.) The neighborhood was platted beginning in 1911, with housing construction beginning at that time. The majority of the homes were built in the 1920s, and a second burst of development occurred in the 1950s.

The following statistical information is provided from the 2002 Profile developed by Glatting Jackson, Kercher, Anglin a national planning firm based in Orlando, Florida, and statistics derived from the 2000 census. The Historic Old Northeast Neighborhood encompasses 425 acres, 1.6% of the City's area. Seventy six percent of the land area is made up of single family housing, 19% of it for multi-family housing and 3% for commercial use. Two percent of the land is vacant and 2% is dedicated to recreation and open space.

There are 7,792 persons residing in The Old Northeast, based on figures from the 2000 census. This is a slight increase from the 1990 census. Based on age distribution presented in the two censuses, it appears there are more families living in the neighborhood. This is indicated by an increase in the adults, age range from 25-45, an increased number of children under age 17 and a decrease in the age range of over 65. Census statistics show that the overall population has increased slightly but that the age of the population is decreasing. Since few new homes have been constructed, this would suggest that more families with children at home are moving into the neighborhood.

During the development of the 1990 Plan and 2002 Profile, 78% of the neighborhood was zoned single family, with 17 percent zoned multifamily. Approximately 4% was zoned commercial, including mixed-use, retail, office and residential. The zoning categories, which had been adopted in the 1980s, were largely suburban in design and did not capture the unique development pattern of the neighborhood. In October 2007, the entire City was rezoned. Under the new zoning categories, 95% of the neighborhood is now zoned single family and 4% is zoned for mixed use, retail, office and residential. In addition, all new categories reflect the setbacks, design styles and character of the traditional neighborhood. Existing garage apartments and existing multifamily units are grandfathered and are allowed to remain, be renovated and enhanced.

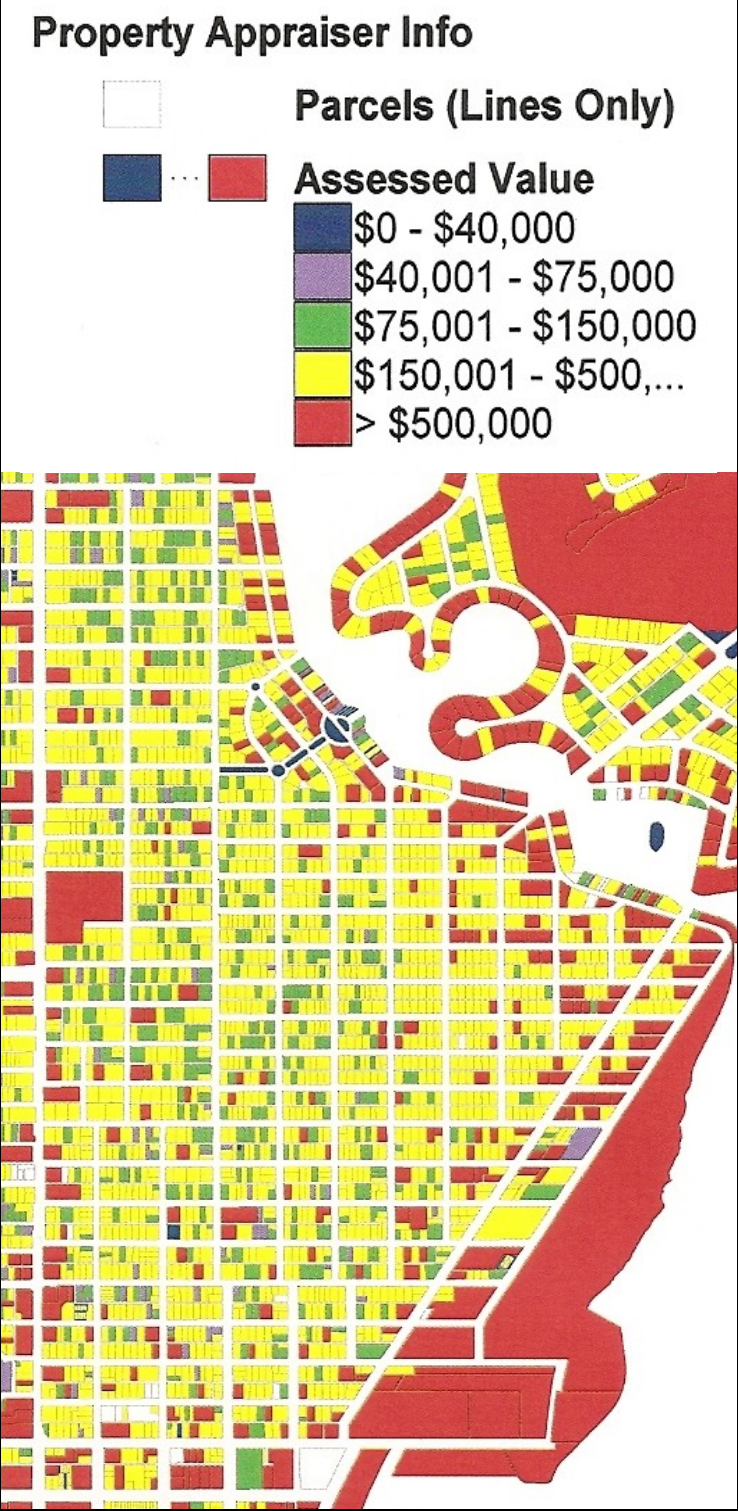
Home values have increased significantly since the first profile was completed in 1990. At that time, the median price for a single family home was \$81,100. In 2001, the median sales price of a single family home was \$248,900. Prices reached an all-time high throughout the United States in 2006 as housing prices soared. Since then, prices have plummeted following a dramatic downturn in the housing market. According to the Pinellas Suncoast Board of Realtors figures, sales prices for 2008 showed a low sales price of \$95,000, a high sales price of \$1,300,000, and an average sales price of \$354,888 for single family homes. These figures correspond with the Pinellas County property appraiser's figures for 2008 (as depicted in MAP 2.)



MAP 1

2008 PROPERTY VALUES

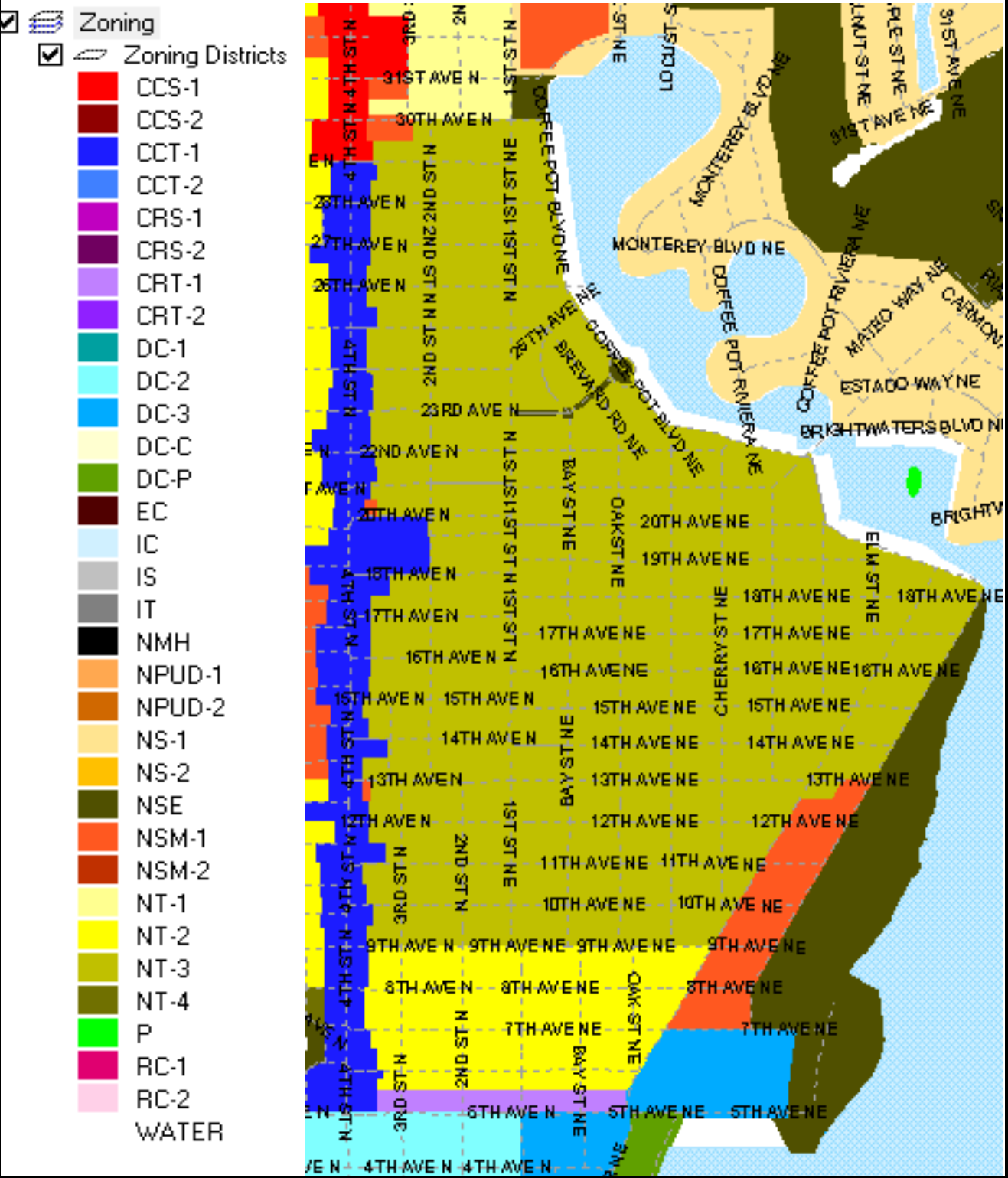
MAP 2



2007 ZONING

For information regarding each district please visit http://www.stpete.org/development/Land_Development_Regs.asp

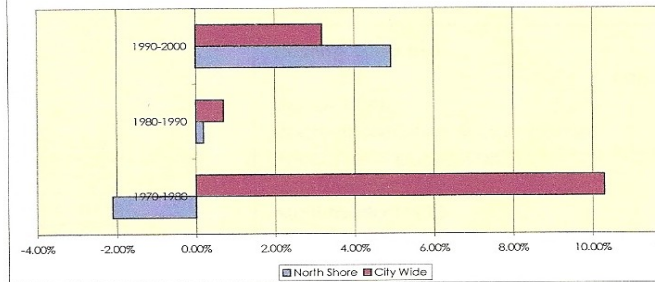
MAP 3



POPULATION

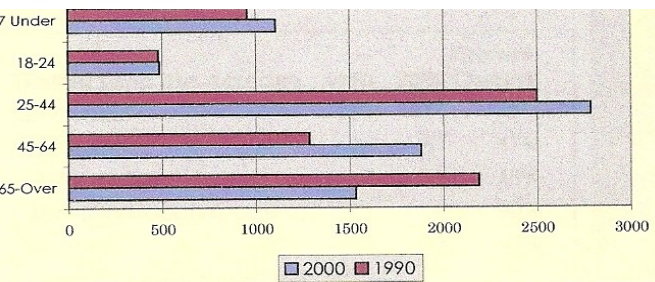
Please refer to map 10 on page 35

H.O.N.N.A.	1990	2000
Census Tract 236		
Block Group 1	1,400	1,511
Block Group 2	1,211	1,309
Block Group 3	1,094	1,201
Census Tract 237		
Block Group 1	962	976
Block Group 2	726	725
Block Group 3	1,057	1,036
Census Tract 238		
Block Group 1	948	1,034
TOTAL	7,408	7,792



Age Distribution

Age	1990	2000
65-Over	2187	1531
45-64	1286	1881
25-44	2500	2786
18-24	480	487
17 Under	955	1107



COMMON ARCHITECTURAL STYLES AND DETAILS



VERNACULAR STYLE BUNGALOW



DUTCH COLONIAL STYLE



PRAIRIE STYLE



KEY WEST COTTAGE STYLE



VERNACULAR QUEEN ANNE STYLE



MISSION STYLE



MEDITERRANEAN REVIVAL STYLE



RANCH STYLE



COLONIAL REVIVAL STYLE



AMERICAN FOUR SQUARE STYLE



TUDOR STYLE



ART DECO STYLE



CLIPPED GABLE ROOF



QUARTO-FOIL WINDOW



PALLADIAN WINDOW



MISSION STYLE PARAPET ROOF



PORTICO



BATTERED PORCH PIER



CLINKER BRICK PORCH SUPPORT



GARGOYLES



EAVE BRACKETS



EAVE BRACKETS

ARCHITECTURAL REFERENCES:

http://en.wikipedia.org/wiki/Architectural_style

<http://www.greatbuildings.com/types.html>

<http://jan.ucc.nau.edu/~twp/architecture/>

<http://www.uwec.edu/geography/IVogeler/w367/styles/index.htm>

<http://www.ontarioarchitecture.com/>

http://www.realtor.org/rmoarchitecture_guide/residentialstyles

<http://historicbldgs.com/styles.htm>

<http://www.infoq.com/news/2009/02/Architectural-Styles-Patterns>

PLAN RECOMMENDATIONS

NEIGHBORHOOD CHARACTER

The 1999 Neighborhood Survey results indicated that residents of the neighborhood recognize the historic character of the neighborhood as one of its top three attributes. Furthermore, the original 1990 plan had many goals and objectives related to identifying and protecting the special features of the neighborhood which contribute to its overall charm and character.

The Historic Old Northeast Neighborhood is blessed with a highly stylized character that is unique to the City of St. Petersburg. It is this uniqueness that makes this neighborhood one of the most sought after addresses within the City. Having a special character stabilizes and increases property values and provides for an enhanced quality of life. Neighborhoods have to be diligent in protecting the character of their neighborhood because if the uniqueness goes away, so does the value.

The character of The Old Northeast is defined by a number of things that combine to give the neighborhood a unique feel. Its early 20th century development pattern consists of narrow, gridded streets with spacious sidewalks on both sides of the street. Alleyways service most of the homes, which place utility services and garages to the rear, concealing these utilitarian uses from public view. Most lots range in width from 40-50 feet in the lower sections of the neighborhood and 60 feet or greater in the northern section. (Please see specific character below as defined by sections.) These narrow lots, typically ranging around 128 feet deep, are deep by comparison to suburban lots.

The homes themselves are mostly built in a traditional pattern with porches and entryways toward the front and garages to the rear. This reinforces the pedestrian feel of the neighborhood. Most homes date from the 1910s to the 1930s with the largest concentration of construction occurring around the 1925 boom era. They range from small cottages to larger mansions, and there is a strong correlation between the size of the home and the amount of land surrounding it. For example, most single story and smaller homes are built on single lots. Larger homes are often spread over a lot and one half, or in the case of the largest homes, three and four lots. Many architectural styles have been used throughout the neighborhood. Vernacular, Colonial, Craftsman, Mission, Mediterranean Prairie and Tudor are all well represented.

Most homes are single family; however, there is a smattering of small early 20th century and mid century modern apartment buildings. These buildings also feature the quality of architectural design of the early 20th century and are located on single lots. They appear in scale as if they are larger single family homes. Approximately 22 % of the properties also have garage apartments and/or mother-in-law suites located in the rear yards.

Another aspect of the character of the neighborhood is the mature tree canopy. The shade provided by these trees makes walking through the neighborhood pleasant even in the harshest heat of summer. It also helps to reduce air conditioning costs and adds significant value to the properties.

Within the neighborhood itself, there are four distinct sub-districts, each offering a slightly different spin on the overall character. These nuances are defined below:

5th to 9th Avenues: This is the oldest area of the neighborhood. The lots are the most narrow, typically averaging 45 feet. There is a higher concentration of apartment buildings and garage apartments. The building stock is older and often of simpler, Vernacular, Craftsman and Colonial design. Wood frame construction is most common. The streets are the most narrow in this section of the neighborhood and the sidewalks and homes are pulled close to the street.

9th to 22nd Avenues: North of 9th Avenue, the streets become slightly wider, homes are set further back on the lot and lot width typically averages 60 feet wide. The number of apartment buildings diminishes and the ratio of garage apartments goes down the further north one goes within the neighborhood. Also as one moves north and east toward the water, the homes become larger and more elaborate.

22nd to 30th Avenues: This area of the neighborhood is one of the newer areas with many more homes built in the 1950s. The Ranch style becomes more common, but most homes still feature entryways and porches facing the street and garages facing the alleys. The tree canopy and streetscape pattern remains similar to other sections of the neighborhood.

Granada Terrace: This section of the neighborhood is also significantly different but equally pedestrian friendly. In Granada Terrace, the streets gently curve. Yards are more spacious and homes are set further back from the street. Almost all of the homes built in the 1920s are in the Mediterranean and Mission style. A number of homes were built later in the 1950s and are Ranch style.

HIGHLIGHTS OF 1990 PLAN SUMMARY REGARDING NEIGHBORHOOD CHARACTER Neighborhood character was a significant focus of the original plan. Many recommendations regarding protecting the character of the neighborhood, enhancing and protecting the architectural legacy and the landscaping of the neighborhood were implemented through programs such as Neighborhood Design Review, and Rezoning efforts such as NRD and lessening the area covered by RM-12/15 to RS 75.



NEIGHBORHOOD CHARACTER				
LIKES	DISLIKES	RECOMMENDATIONS	ACTION NEEDED	PARTNERS
<ul style="list-style-type: none">Historically restored and renovated properties #1, #2 & #3Well-maintained multi-family housing #5Front porchesMature tree canopy #6Brick streets #4Maintained hexagon block sidewalks #6Granite curbs #4Traditional landscaping using Florida Friendly plantsHistoric monumentsSnell Isle BridgeAcorn Lights/ underground utilitiesNeighborhood churchesPedestrian-friendly environmentFamily-friendlyEncourages openness and diversityDog-friendly environmentProximity to downtown parks, shopping, restaurants and events	<ul style="list-style-type: none">Vacant lotsTeardownsUnkempt houses and yardsOverflow parking, trash and noise from large park eventsIncompatible additionsIncompatible new constructionHours of flight path over Old NE from TIA, St. Petersburg-Clearwater Airport and McDillExcessive number of large events in the waterfront parksIrresponsible pet ownersExcessively large private docks, roofs on docks	1 YEAR		
		<ul style="list-style-type: none">Assist residents with a greater understanding of the importance of maintaining and protecting the unique features of the neighborhood	<ul style="list-style-type: none">HONNA will work with various entities to produce newsletter articles, informational brochures and programs to assist residents with efforts to enhance and renew properties, while respecting the unique features of the neighborhood. This could include:<ul style="list-style-type: none">Architectural characterAppropriate maintenance practices, repairs, designs of additions and infill constructionGranite curbing, hexagon block sidewalks and brick streetsUse of Florida Friendly landscaping and traditional landscaping design and the proper care of mature landscapingThe benefits of opening up front porchesHow to work with construction industry to protect character-defining elements	HONNA, City Departments, Development Community
		<ul style="list-style-type: none">Develop educational and incentive programs to assist property owners in embracing and enhancing character-defining elements	<ul style="list-style-type: none">HONNA will work with various entities to develop programs that encourage the retention and enhancement of neighborhood elements. This could include:<ul style="list-style-type: none">Open porch grantLandscaping contestRestoration award programCompatible building addition contestPlaque or marker program for historic buildings and sites	HONNA
		<ul style="list-style-type: none">Enhance the existing tree canopy within the neighborhood	<ul style="list-style-type: none">Encourage residents to plant shade trees within the right of wayHONNA will plant 15 trees per year throughout the neighborhoodHONNA will seek grant funds, donations and other sources of funding to purchase and install street trees	HONNA, Mayors flowering tree program, Parks Department, Neighborhood Partnership
		<ul style="list-style-type: none">Monitor existing City programs	<ul style="list-style-type: none">HONNA should work with CONA and other traditional neighborhoods to monitor any suggested changes to protective policies that require the retention of character-defining elements within the communityMonitor LDR regulations to determine that renovations, additions and new construction are compatible with the traditional character of the neighborhood	HONNA, CONA, Traditional neighborhoods, Development Services Department
		<ul style="list-style-type: none">Identify and maintain character-defining elements	<ul style="list-style-type: none">Collaborate with City to maintain and restore elements such as the Venetian steps, Granada Terrace landscape elements, entryway signs and the gateway monuments	Engineering ,Internal Services
		<ul style="list-style-type: none">Monitor issues that could impact the quality of life and enjoyment of the neighborhood	<ul style="list-style-type: none">Appoint a resident to monitor airport noise and keep recordSee monitoring regulations regarding events in the waterfront parks	HONNA, Parks Department
		5 Year		
		<ul style="list-style-type: none">Seek additional City programs	<ul style="list-style-type: none">Request the City to develop a building tear-down ordinance including notification procedures and cooling off periodRequest that the City develop a staff training program which educates front line workers in the importance of proper protection methods relating to character-defining elementsRequest the City to enhance protection of large, native specimen treesSeek additional LDR regulations that limit size of docks and boat roofs along Coffeepot	Development Services Department
		30 Year		
		<ul style="list-style-type: none">Seek additional, enhanced and new character-defining features	<ul style="list-style-type: none">Continue to seek grant funding and donations to complete installation of Acorn Lights throughout the neighborhoodSeek to install enhanced street signs, stop signs and other infrastructure elementsWork with CONA and other traditional neighborhoods to develop enhanced streetscape design standards to enhance streetscape elements throughout traditional neighborhoodsWork with City staff to design and fund an enhanced streetscape package that unifies streetscape elements within the neighborhood	HONNA, CONA, Neighborhood Partnership, Development Services, Internal Services, Traffic Operations

GREEN SPACE/OPEN SPACE

The eastern boundary of The Historic Old Northeast Neighborhood is bordered by Tampa Bay. The entire waterfront edge, from 5th to 30th Avenues North, consists of a series of parks and pathways which comprise an intensely-used portion of the City's waterfront park system. This asset provides access to the water for all residents of the neighborhood and the City of St. Petersburg.

Contained within North Shore and North Straub park system are recreation paths, the North Shore swimming pool, a dog park, the Gisella Kopsick Palm Arboretum (please see points of interest section on page 35), children's play equipment, tennis courts, a beach and a boat launch area. The character of these parks is largely passive in nature and, due to the abundance of landscaping and the views to the bay, retains an open airy feel.

The waterfront park system has assisted greatly in maintaining property values as well as making this neighborhood a very popular address. The waterfront parks are also used for large public events such as Ribfest, Florida Orchestra concerts and other entertainment opportunities. These events, however, also create secondary impacts to the neighborhood such as traffic congestion and spillover parking.

The location of the neighborhood along Tampa Bay also creates a spectacular scenic drive both for those within the neighborhood and for residents showing off the beauty of St. Petersburg to visiting friends and family.

Another area of significant green space is the boulevard located in Granada Terrace containing large stone monuments and statuary which reinforce the Mediterranean design style of this Local Historic District.

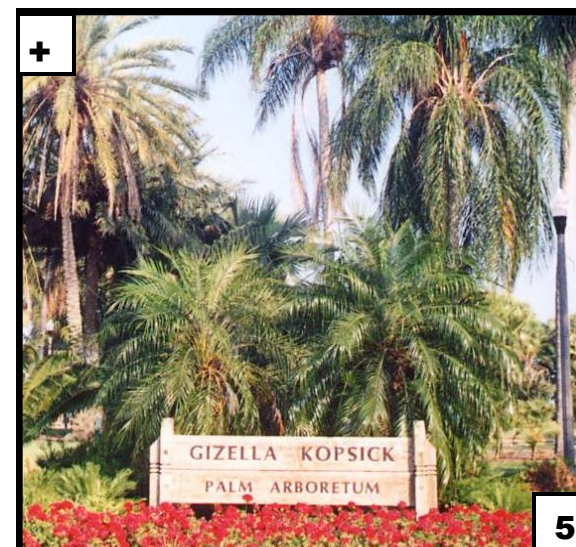
Great care must be taken to assure that the park system and the scenic drive continue to maintain their unique character within the neighborhood. Events which use the park system should minimize the secondary impacts upon the neighborhood. Signage should be reduced or kept to a minimum.

Many of the Citywide events currently occur in the parks immediately adjacent to the neighborhood. The neighborhood wants to see the majority of these activities moved to other locations within the City. Furthermore, the neighborhood strives to limit additional buildings and/or recreation facilities that would create more impervious surface and diminish the natural open green space which defines the park system.



HIGHLIGHTS OF 1990 PLAN SUMMARY REGARDING GREEN SPACE

The early plan contained no recommendations regarding green and open space. However in the 1999 survey, parks and recreation facilities were identified as one of the top three characteristics most valued.



GREEN SPACE/OPEN SPACE				
LIKES	DISLIKES	RECOMMENDATIONS	ACTION NEEDED	PARTNERS
<ul style="list-style-type: none"> Open / Inviting spaces Recreational / Individual & family fun: <ul style="list-style-type: none"> - park - pool - playground - tennis court - beach - Sunken Gardens - Gisella Kopsick Palm Arboretum - Coffee Pot park - baseball park #1, #2, #3, #4, #5, & #6 Maintain remaining parkland for passive recreation (i.e., no further development of playing fields, etc.) #1 Beach, tennis courts, Kids and Kubs ball field, volleyball on beach Dog park 	<ul style="list-style-type: none"> Continual addition of structures and hardscape that remove the inviting openness of the park system Parking on green-space Secondary impacts of 	1 YEAR		
		<ul style="list-style-type: none"> We recognize the value of events in the Parks and their importance to the neighborhood and we wish to reduce the secondary impacts of these events 	<ul style="list-style-type: none"> Work with City departments to reduce the secondary impacts to the neighborhood 	Parks Department , event planners/ Marketing Department and Police Department
		<ul style="list-style-type: none"> Eliminate parking on green space surrounding the Kids & Kubs baseball field (back of 7th Ave NE by Vinoy and church) 	<ul style="list-style-type: none"> Part of this concern was addressed as the dog park was installed. However, overflow parking still occurs on a portion of land near 7th Avenue and Beach Drive which is privately owned by First Presbyterian 	First Presbyterian Church
		<ul style="list-style-type: none"> Maintain and enhance the dog park 	<ul style="list-style-type: none"> Continue maintenance of the dog park 	Parks Department
		<ul style="list-style-type: none"> Mitigate overflow parking problems created by large events in the parks 	<ul style="list-style-type: none"> Continue efforts to develop a permitted parking program Limit street parking and provide shuttle service to the event venue or other options to reduce spillover effects in the neighborhood Request City to provide extra parking enforcement during events to address no parking areas, parking that blocks alleys and driveways, parking too close to stop signs and fire hydrants, etc. 	PSTA, Transportation and Parking, Police Departments
		<ul style="list-style-type: none"> Maintain the open waterfront feel of the park system 	<ul style="list-style-type: none"> New LDRs adopted in 2007 place stronger limits on development within park lands and City Charter limits waterfront development without voter approval; however, continued monitoring is required Limit waterfront development; no additional buildings (such as community center) along the waterfront Seek additional LDR regulations that limit size of docks and boat roofs along Coffeepot Request City to better define active and passive parks as to limit any additional hardscape surfaces, shade shelters, climbing rocks, ball courts and athletic fields, etc. within the parks adjacent to HONNA Prohibit recreational and commercial businesses including but not limited to: food & watercraft businesses in parks Encourage state legislators to pass House Bill 253, Use of Public Monies and Properties, which will limit additional waterfront development 	Legal, Development Services and Parks Department State Legislators
		5 Year		
		<ul style="list-style-type: none"> Enhance parks appearance, operations and functionality 	<ul style="list-style-type: none"> Improve maintenance practices for plantings in public rights of way and parks to enhance neighborhood appearance Encourage the expansion of reclaimed water wherever possible Improve educational signage at Gisella Kopick Palm Arboretum to include genus and species Improve North Shore Beach Improve deteriorated steel break walls just beach edge south of North Shore Swimming pool, especially where water collects and generates odor 	Water Resources, Parks Department, Army Corp of Engineers
		<ul style="list-style-type: none"> Continue efforts to reduce the secondary impacts of events in the park 	<ul style="list-style-type: none"> After a 5 year period, reevaluate if efforts made during the first five years have reduced the secondary impacts created by high impact events within the park. 	Parks Department, HONNA
		30 Year		
		<ul style="list-style-type: none"> Retain existing park and recreational amenities such as North Shore pool, tennis courts, beach, etc. 	<ul style="list-style-type: none"> Monitor budget to determine that these facilities are properly funded for maintenance and operation. 	Parks Department

STREETSCAPE AND UTILITIES

The streetscape throughout the neighborhood is largely of a traditional pattern that features narrow streets, street parking, an alley network and sidewalks located on both sides of the street. The traditional streetscape is a critical element in reinforcing the character of the neighborhood. Over time, as modern materials such as asphalt and poured concrete became standard materials for streetscape projects, the brick streets, granite curbing and hexagon sidewalks have been removed and changed to these modern materials. Unfortunately, this process was not systematic or complete, leaving a mixture of old and new materials which appears haphazard and erodes the value of the original materials.

The neighborhood is recommending that additional removal of the historic fabric cease through protection programs, city policies and land development regulation, and that these historic materials be reintroduced as projects are completed in the neighborhood. The residents have also recommended protecting and supplementing the street tree canopy to create the shade and charm that has been reduced as trees have been removed upon reaching the end of their lives (and not replaced.)

Another feature identified as not conforming to the original character of the streetscape is additional curb cuts in front yards. Limiting additional curb cuts is critical to maintaining the overall character of the neighborhood. It is important for all residents to understand that while the introduction of a nonconforming element such as a driveway within the front yard may seem minor in their overall perspective of the neighborhood, but this is not the case. When the number of occurrences of these nonconforming elements increases, it significantly changes the character and appearance of the neighborhood. All residents should participate in protecting the character, as it in turn protects their individual investment and property value.

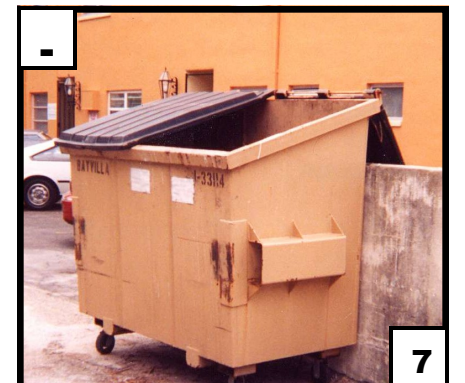
Many of the streetscape elements identified in the original neighborhood plan, such as street corner markers, have been installed. The original Gateway monument for the 4th Street and 22nd Avenue entrance was proposed for the center of the Avenue. Traffic safety concerns forced the monument to the north side of the Avenue on private property. The Association wishes to revisit the feasibility of locating the monument to the center of the roadway.

Additional items which reinforce the image of The Historic Old Northeast and identify the boundaries are planned in the next phase. These include decorative street sign poles, green benches and other elements that reinforce the traditional, residential streetscape pattern.

The 1990 Plan also referenced the need to develop a streetscape plan for the 4th Street corridor. That plan has been developed and adopted and is being implemented in phases. (See 4th Street Corridor Plan.)

HIGHLIGHTS OF 1990 PLAN STREETSCAPE AND UTILITY RECOMMENDATIONS

The streetscape portion of the plan recommended the installation of 5 gateway signs, 3 cornerstone signs, placing neighborhood logos on the street signs and planting street trees on specific landscape improvement streets throughout the neighborhood as indicated on the map from the 1990 plan. In addition to the new items, protection of existing streetscape features was requested to maintain the historic character. These items included hexagon block sidewalks, brick streets, granite curbs, the mature tree canopy and improved street lighting throughout the neighborhood.

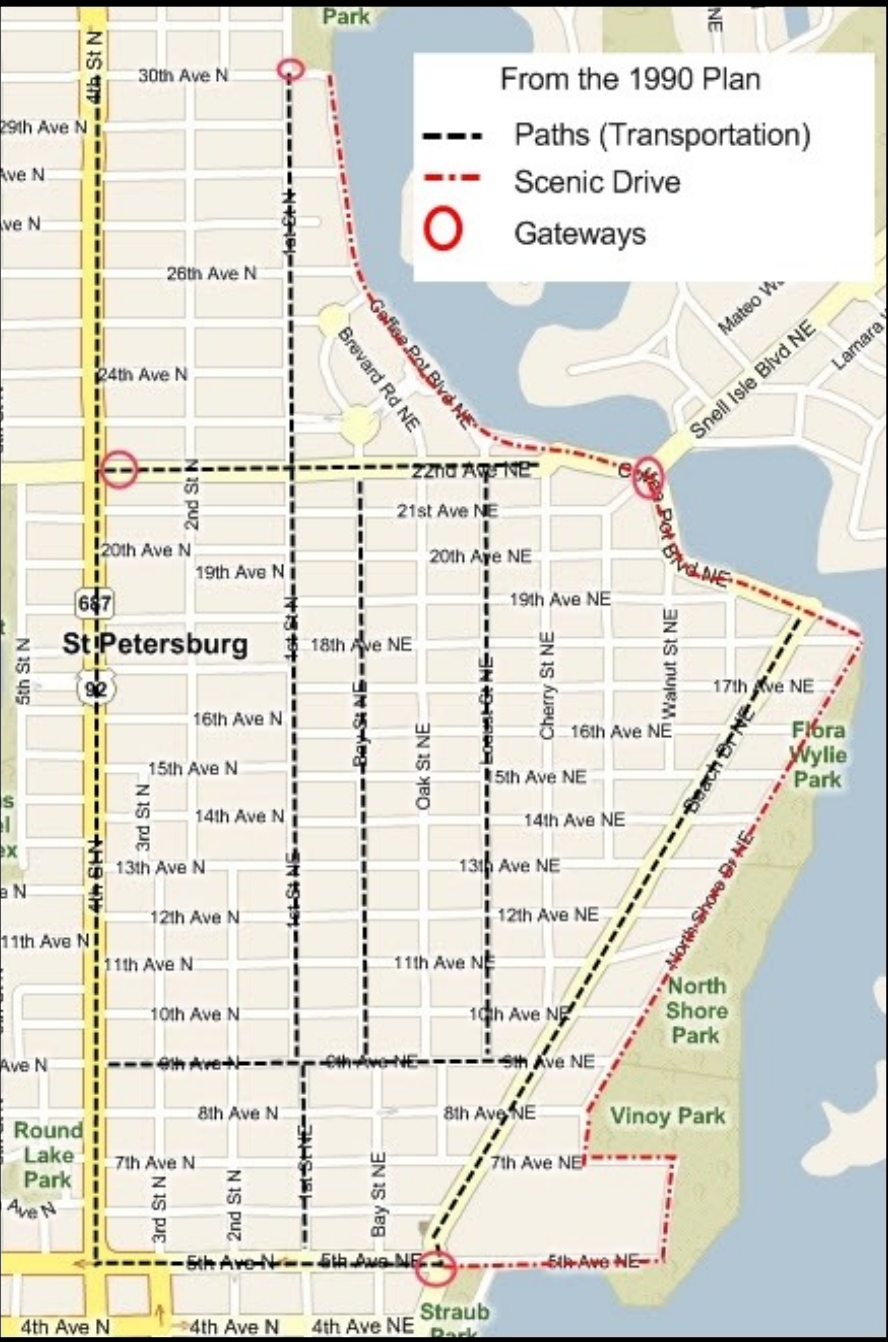


STREETSCAPE AND UTILITIES				
LIKES	DISLIKES	RECOMMENDATIONS	ACTION NEEDED	PARTNERS
<ul style="list-style-type: none"> Acorn street lighting throughout neighborhood Paved / brick alleys Brick streets Boulevard plantings of oaks and Medjool Date palms Well-maintained alleys and medians Gateway entry markers #1 & #2 Brick humps Garbage pick-up in alleys Hexagon block sidewalks Boulevard plantings Bike paths / jogging trails (such as North Shore Dr & Beach Dr) Mature tree canopy #4 	<ul style="list-style-type: none"> Above-ground utilities #3, #5, #6 & #7 Concrete handicap ramps abutting hexagon block sidewalks Curb-cuts / driveway cuts Overgrown parkway and right-of-way plantings Curbside mail boxes Unpaved alleys Poorly-maintained sidewalks Garage access from the avenues Streetscape sign pollution Use of multiple types and colors of newspaper vending machines Newspaper machines located in the interior of the neighborhood Construction signs left up for long periods of time 	1 YEAR		
		<ul style="list-style-type: none"> Monitor existing City and protection programs to assure the protection of prohibited curbside mail delivery, hexagon block sidewalks, granite curbing, brick streets and alleys 	<ul style="list-style-type: none"> HONNA should work with CONA and other traditional neighborhoods to monitor any suggested changes to protective policies that require the retention of character-defining elements within the community Request that the City continue to notify HONNA on all pending public works projects occurring within the neighborhood Work with City staff and USPS to uphold the current regulations preventing curbside mailboxes in traditional neighborhoods Monitor existing program to prevent contractors from driving over granite curbing and hexagon block sidewalks amend program if needed to assure compliance 	HONNA, CONA, Engineering, Internal Services, Neighborhood Partnership
		<ul style="list-style-type: none"> Upgrade protection of hexagon block protection policy 	<ul style="list-style-type: none"> Recommend to City Council that existing and future handicapped ramps (presently constructed of concrete) be upgraded to stamped concrete in a hexagon block pattern where they abut real hexagon block sidewalks thus adding required ADA access but doing so in a way that respects the character defining hexagon block pattern 	City Council, Engineering
		<ul style="list-style-type: none"> Protect and enhance the green and open feel of the neighborhoods rights-of-way areas 	<ul style="list-style-type: none"> Request yard parking be enforced throughout the neighborhood Monitor that the City’s LDR design guidelines are being utilized to prevent additional curb cuts, driveways and parking areas where not currently allowed Encourage residents to use ground covers and drought-tolerant plants like jasmine and ivy in the rights of way 	Code Compliance and Assistance, Development Services, Pinellas County Cooperative Extension
		<ul style="list-style-type: none"> Monitor implementation of North Bay Bike path 	<ul style="list-style-type: none"> Monitor design to make it compatible with the character of the neighborhood 	Transportation and Parking
		<ul style="list-style-type: none"> Continue protecting and enhancing tree canopy 	<ul style="list-style-type: none"> Update tree survey Continue to seek grant funding and donations to add appropriate street trees throughout the neighborhood Encourage residents to plant additional canopy trees 	Neighborhood Partnership, Pinellas County Cooperative Extension
		5 Year		
		<ul style="list-style-type: none"> Enhance neighborhood identity and recognition 	<ul style="list-style-type: none"> Investigate the possibility of Relocating the 22nd Avenue Gateway monument to the center of the 22nd Avenue roadway Consider additional gateway signage to better demark the neighborhood Determine if a more visible gateway designation for 4th St & 22 Ave N is possible, such as an archway over the road Install additional cornerstone markers Install distinctive street signs / stop signs for entire neighborhood (similar to Historic Kenwood and Park Street Neighborhood.) Enhance street tree canopy (See recommendations in the Neighborhood Character section) 	Transportation and Parking, Engineering, Neighborhood Partnership, Internal Services, Traffic Operations
		<ul style="list-style-type: none"> Reduce visual clutter and utilitarian items in the rights of way and when installed on private property. 	<ul style="list-style-type: none"> Reduce sign pollution throughout the neighborhood Request strict enforcement of the City’s “snipe sign” regulations Work with the City and local utility companies to locate utilitarian functions such as meter boxes and mixing boxes where they are less visible Work with the City and local utility companies to underground existing overhead utility lines Work with the City to lessen the visual impacts of water meters, back flow preventers and other right-of-way utility objects Request the Sanitation Department to determine other ways of providing service so that commercial dumpsters can be removed along side streets and in alleyways Request the newspaper delivery companies implement a decorative “gang box” and request the City to prohibit individual newspaper boxes within residential portions of the neighborhood Monitor LDR requirement that requires utilitarian functions not be visible from the right-of-way such as satellite dishes, air conditioning condensers, solar panels, etc. when installed on private property Request the City to develop separate standards for docks located along public roadways versus docks located adjacent to private property including prohibiting roof structures and limiting size and number of vessels 	Code Compliance and Assistance, Traffic Operations, Engineering, Water Resources, Sanitation, Internal Services, Development Services
		<ul style="list-style-type: none"> Develop an enhanced streetscape pattern and required palate of materials that addresses the needs of traditional neighborhoods or a pattern that is unique to HONNA 	<ul style="list-style-type: none"> Work with CONA and other traditional neighborhoods to develop new streetscape design standards to enhance streetscape elements throughout traditional neighborhoods Work toward the completion of installing Acorn lights throughout the neighborhood Replace deteriorated and install new green benches where appropriate Develop a green bench donation program 	HONNA, CONA, Traditional neighborhoods, Internal Services, Neighborhood Partnership, Engineering

STREETSCAPE

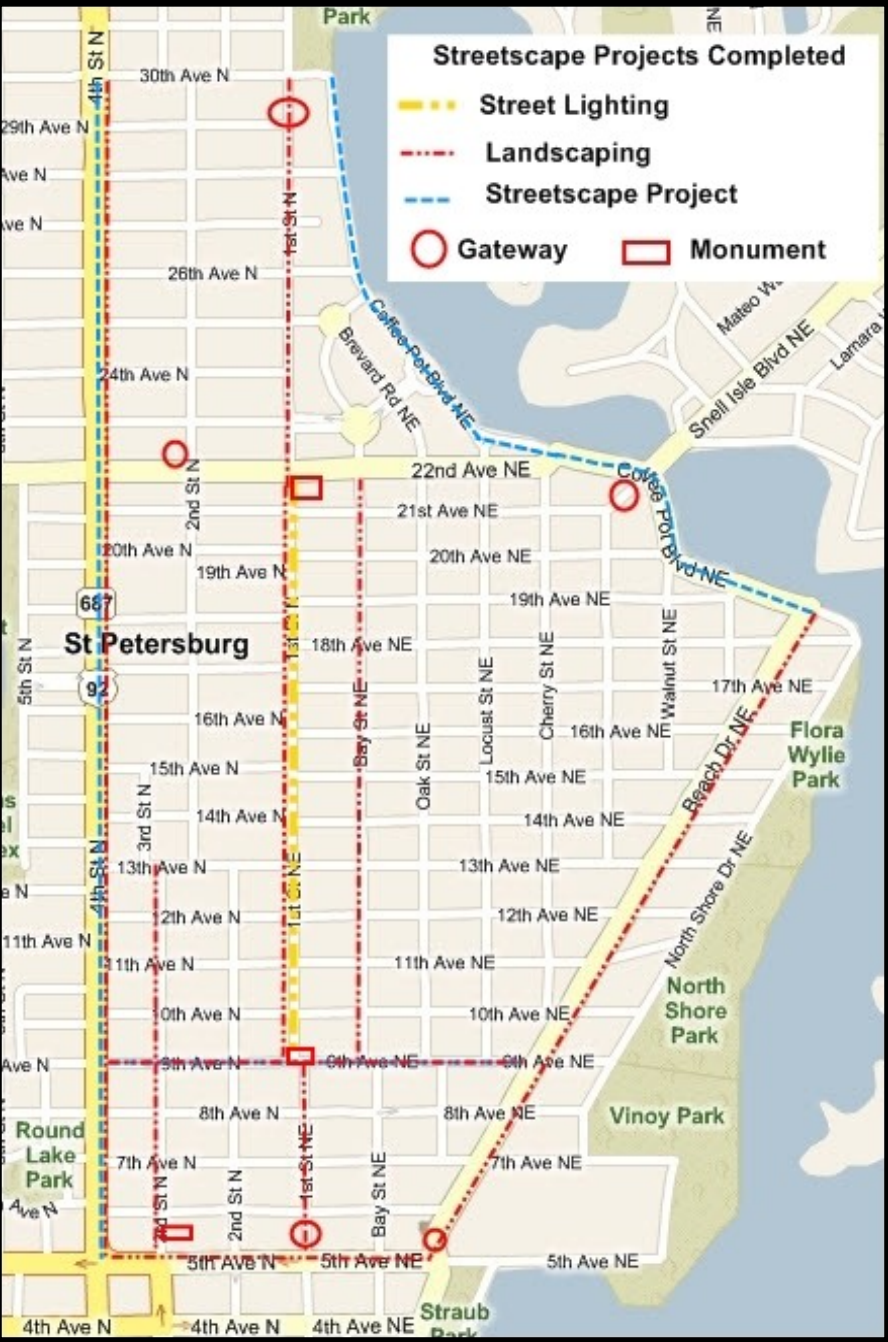
STREETSCAPE RECOMMENDATIONS MADE IN THE 1990 NEIGHBORHOOD PLAN: The 1990 plan identified the need to create entryways (gateways) and visually enhance transportation corridors through an enhanced streetscape plan. This work has been largely accomplished through a variety of projects including landscaping, installation of monument and gateway entry signs and decorative street lighting. Additionally, the 4th Street Corridor Plan which was accepted in 2006 will continue to implement projects on 4th Street.

MAP 4



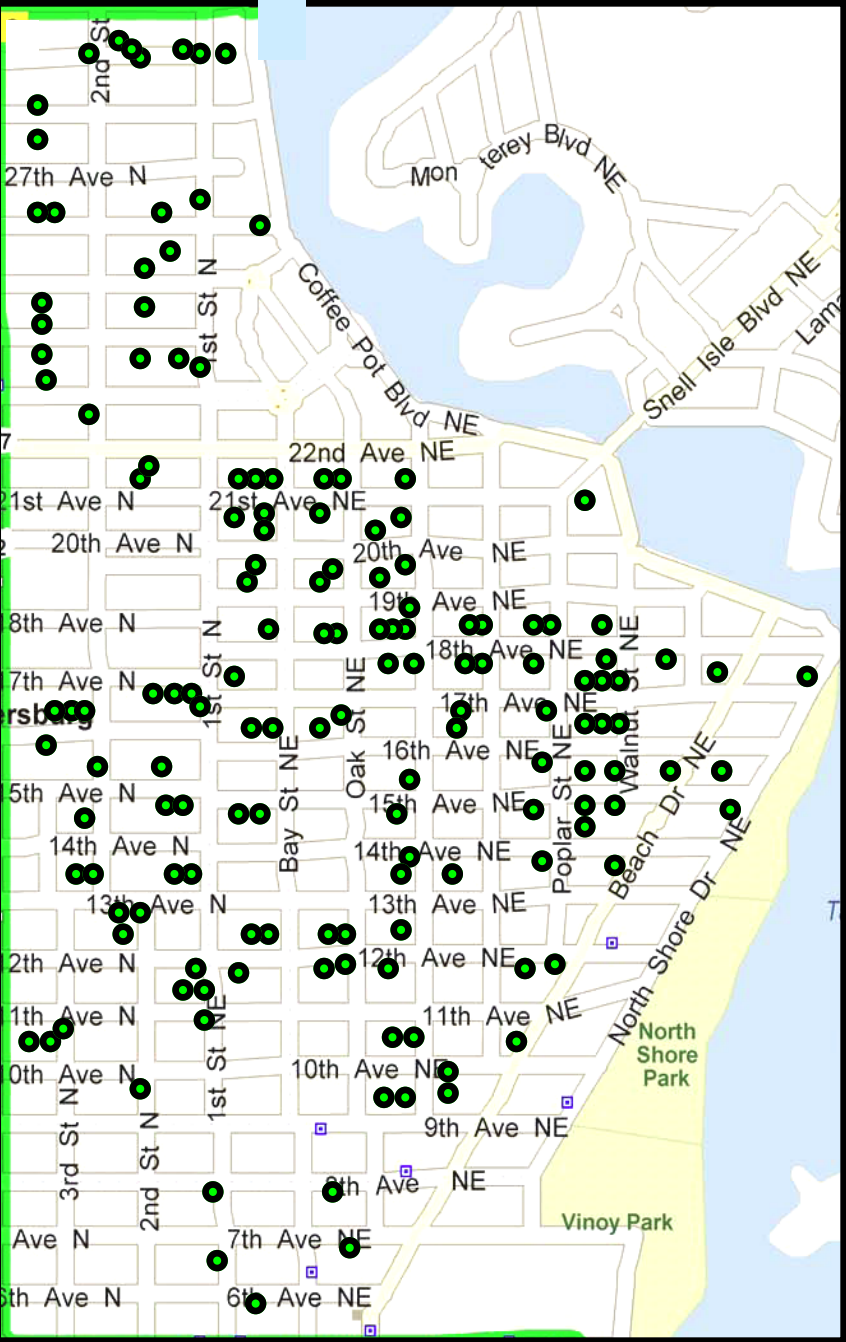
STREETSCAPE RECOMMENDATIONS COMPLETED: The following map depicts the streetscape improvements that have been implemented to date including the installation of decorative street lights, landscaping and streetscape projects and Gateway and Monument signs.

MAP 5



MISSING STREET TREES: In 2005, a street tree survey was completed by members of HONNA. The survey documented sections of the neighborhood where shade trees were needed to complete the tree canopy. A number of trees have been planted using grant programs. This program should continue. The graphic below represents the findings of the original tree survey with a dot placed at the location of missing trees.

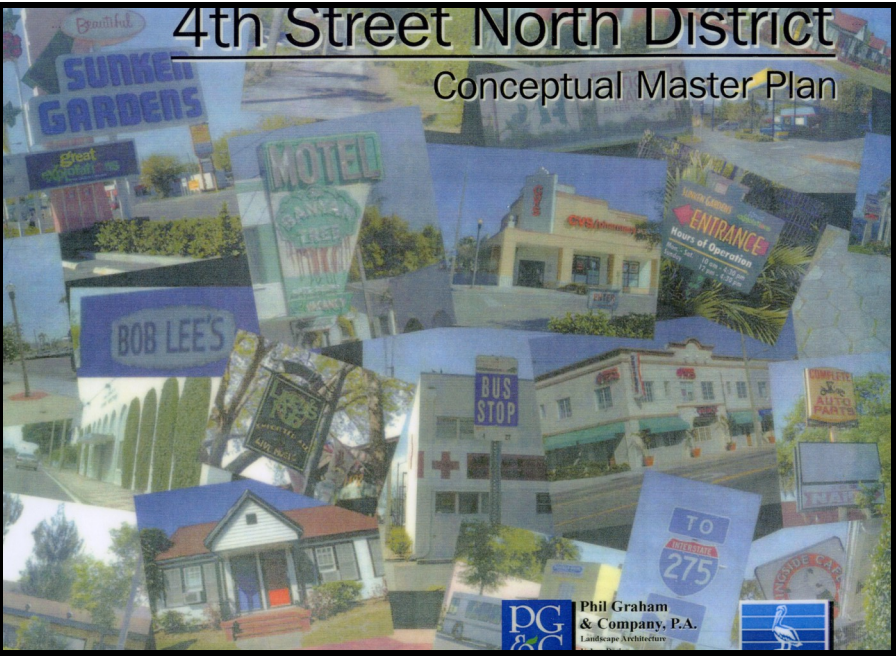
MAP 6



STREETSCAPE CONTINUED AND LANDSCAPING SUGGESTIONS

4TH STREET NORTH DISTRICT CONCEPTUAL MASTER PLAN

The 4th Street Conceptual Master plan was accepted by City Council in 2005. This plan makes recommendations that enhance the appearance of the 4th Street corridor through the enhancement of street lighting, banners, landscaping and other street-scape amenities. The plan is being implemented through a series of projects that are occurring over time.



ADDRESSING LIMITED WATER SUPPLY

With current drought conditions and the need to conserve water, many changes have occurred regarding the landscaping of our yards. This includes using native and drought tolerant plantings, better irrigation systems and other methods of conserving water. The following pictures depict ways in which HONNA neighbors are conserving water and still maintaining attractive and inviting lawns.



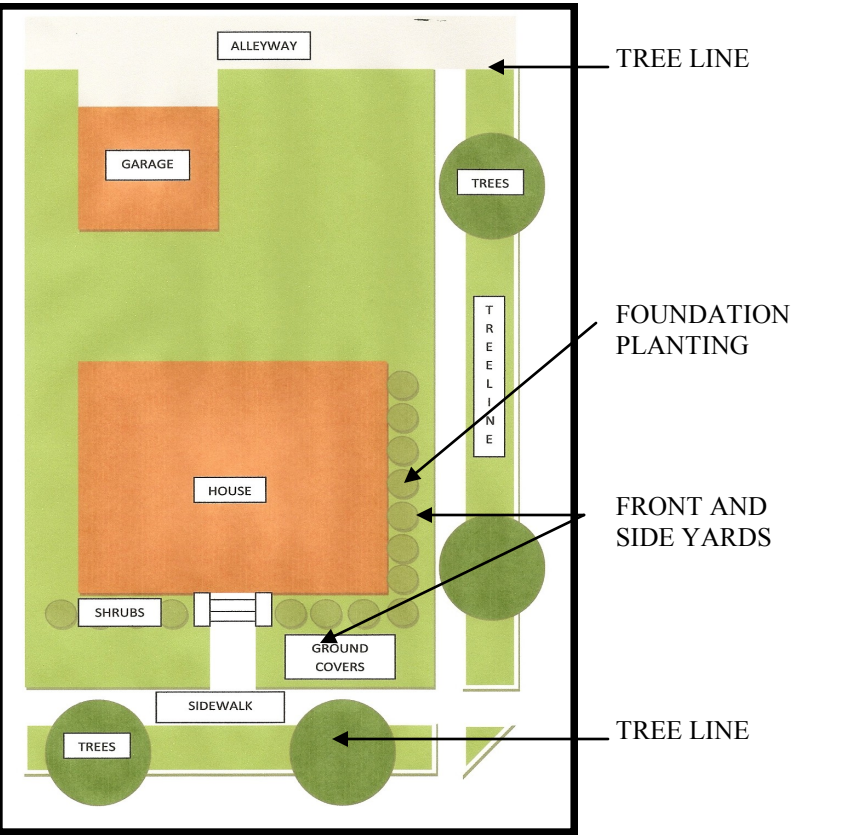
RECOMMENDED LAYERING OF LANDSCAPING

While there are any number of plants and methods of landscaping, traditional neighborhoods typically exhibit a standard pattern of planting that assists in reinforcing the traditional, pedestrian-friendly pattern. The following outline is meant to assist property owners in following this pattern while expressing creativity through the many choices of plantings that are available here in the Florida sub-tropical climate.

TREE LINE/PARKWAY This area between the sidewalk and the curb line often features grass or low groundcovers. Shade trees such as live oaks provide shade to the street and sidewalk areas and are best planted a minimum of 40 feet apart. There should be a clear area of view between the bottom branches of the tree and the groundcover to assist with safety.

FRONT AND STREET SIDE YARDS These areas have traditionally been landscaped in grass. However a newer trend of using water-wise groundcovers is catching on. These groundcovers work best if they are low and non invasive, such as jasmine and junipers. Invasive vines such as passion and sweet potato vines can become unwieldy and require abundant maintenance.

FOUNDATION PLANTING Planting a row of shrubs along the base of the building accentuates that the home is raised off the ground in a traditional manner. Plants which remain as shrubs are best for this area such as Boxwood Walters viburnum and Indian Hawthorne.



RESIDENTIAL USES

The early 20th century development of the neighborhood has created a strong residential context that predominately feels single family in nature. Upon a closer look, however, about 22% of the homes have accessory or garage apartments tucked within the rear yards of the single family homes. Also scattered throughout the neighborhood are a number of small 2, 3 and 4 unit apartment buildings built to resemble the scale and mass of a larger single family home. This mixture reinforces the tourist history of Florida which boomed between the nineteen teens through the 1950s in St. Petersburg.

The area between 5th and 9th Avenues is the most concentrated mix of single family and multi-family uses. As the neighborhood moves northward and closer to the water, homes become increasingly more single family in use. Beginning in the 1950s zoning laws changed in the lower portion of the neighborhood to multi-family. During the 1950s, 60s and 70s a number of apartment buildings were built. This is most evident along North Shore Drive and closer to the downtown as seen on 6th Avenue N. Unlike the early 20th century apartment structures, these buildings appeared more as apartment buildings and less as larger scale single family homes. Also during this time period, a number of larger single family homes were converted to multi-family boarding style homes. Further, a number of the original apartment buildings and homes were converted to adult congregate living facilities (ALFs).

Because there was a negative reaction to the way in which multi-family was being introduced into the neighborhood, coupled with the discrepancy in maintenance practices between the single family homes and the multi-family homes, a movement began to remove the multi-family zoning status. This was completed in 1992. Another effort to assist with creating better redevelopment of the more deteriorated multi-family began in 1990 with the creation of the Neighborhood Redevelopment District (NRD). The process allowed the transfer of units within the district in hopes that high density properties would be redeveloped with lesser units, allowing those units that were removed to be transferred to lower density sites within the zoning district. It was thought that this would create a more unified density overall. This process was complicated and unpredictable. Eventually, it was determined that it did not realistically address the concerns and this zoning district was repealed.

In 1997, the Redevelopment Plan process was adopted that allowed grandfathered units to be removed and rebuilt to the same density, if the new development could address off street parking standards, setbacks and character. If parking standards, character and setbacks could not be met, a proposal that slightly reduced the density but still allowed more than the current could be proposed. This process was aimed at providing a more user-friendly process over the NRD process and to allow the program to be utilized in other areas of the City where grandfathered multi-family units are prevalent, such as the Round Lake neighborhood.

A number of new town home and condominium projects were introduced into the neighborhood through the Redevelopment Plan process. Typically the replacement units far exceeded the size of the previous unit and created incompatible redevelopments. The Redevelopment Plan process was amended in 2004 to place safeguards within the LDRs to require compatible, contextual design. This process appears to be working better than the previous criteria but has not been fully tested due to the slowing real estate market. Continued monitoring of this program should occur and further tightening of regulations may be necessary. Another opportunity regarding the redevelopment plan process could be to eliminate the program for this neighborhood.

An additional challenge to The Historic Old Northeast is the tearing down of historic houses to build structures disproportional in size and incongruous to the character of the neighborhood. The neighborhood values adequate parking and the need to keep approved onsite parking spaces protected and accessible.

HIGHLIGHTS OF 1990 PLAN SINGLE FAMILY RECOMMENDATIONS

Many of the recommendations in the 1990 plan related to requiring renovations and new construction to better fit in with the traditional development pattern of the neighborhood, specifically citing the following: new construction and additions should recognize common architectural styles within the neighborhood; homes should have front porches and entries in front and garages face the alleys; yard setbacks should match the existing pattern of the neighborhood.

Several side streets were recommended to be vacated to create additional residential lots for new housing.



RESIDENTIAL USES				
LIKES	DISLIKES	RECOMMENDATIONS	ACTION NEEDED	PARTNERS
<ul style="list-style-type: none"> Unique architectural features such as overhangs #1 & # 6 Homes renovated to original character and scale #2 Attractive and appropriate architecture and construction Historical colors and variety of landscaping Open porches #1 &# 6 Energy efficient utilities Well-designed condominiums on the edge of the neighborhood in the proper zoning (e.g., Shore Crest on North Shore Dr.) #5 Well-maintained existing multi-family in residential zones # 3 & # 4 Appropriate reuse of older buildings for condominiums Duplexes designed to look like a single family home #3 Quality historical multi-family restorations with varied architectural styles and scale of buildings #4 	<ul style="list-style-type: none"> Incompatible architecture Satellite dishes in the front or side yards visible to sidewalks, streets or avenues Incompatible building materials used for constructing an addition including windows, siding, and aluminum porch railings Homes with no or poorly maintained landscaping Garages facing the avenue or street when alley access exists (if no alley access, then face street only) Home and landscaping designs with modern suburban appearance Homes under continual construction. Homes with no windows on the first or second floors in any wall of the building New construction and additions which are over sized and cover the entire site # 7 Unoccupied, abandoned and boarded buildings Heavily tinted and mirrored glass films 	1 YEAR		
		<ul style="list-style-type: none"> Monitor existing City protection programs and propose adjustments be made to maintain desired development pattern for existing and infill construction 	<ul style="list-style-type: none"> HONNA will monitor existing LDRs to assure that the single family appearance of the neighborhood remains Continue the prohibition of converting single family homes to multi-family. Monitor LDR yard setbacks which reinforce the established rhythm of the neighborhood including stoop, porch and building setbacks Monitor LDR height standards to assure compatible infill that is consistent with established neighborhood context Monitor LDRs for compliance with design standards for traditional neighborhoods Monitor Redevelopment Plan projects to assure compliance with design and parking standards 	HONNA, Development Services
		<ul style="list-style-type: none"> Maintain and enhance building and yard conditions 	<ul style="list-style-type: none"> HONNA will work with various entities to produce newsletter articles, informational brochures and programs to assist residents with efforts to maintain, renovate and restore residential buildings and yards throughout the neighborhood. This could include: <ul style="list-style-type: none"> Architectural character Appropriate maintenance practices and repairs Use of Florida Friendly landscaping and traditional landscaping design and the proper care of mature landscaping 	HONNA, Development Community, Pinellas County Cooperative Extension, Development Services
		<ul style="list-style-type: none"> Encourage the conversion of multi-family units back to single family or to a lesser number of units 	<ul style="list-style-type: none"> Request the City to expedite permitting processes to encourage conversion to less intensive number of units 	Development Services
		<ul style="list-style-type: none"> Promote safety-oriented design 	<ul style="list-style-type: none"> Assist residents with Crime Prevention through Environmental Design (CPTED) practices Encourage residents to light private properties at night 	Police Department Neighborhood Partnership
		<ul style="list-style-type: none"> Encourage and promote energy efficiency and conservation 	<ul style="list-style-type: none"> HONNA will work with various entities to produce newsletter articles, informational brochures and programs to assist residents energy conservation practices including: <ul style="list-style-type: none"> The use of energy efficient technologies How to install such improvements without diminishing the character of the house and neighborhood (i.e. back yards or shielded from sight) Use of Federal tax credits and other financial incentives 	HONNA, Development Community, Energy conservation professionals
		5 Year		
		<ul style="list-style-type: none"> Encourage higher standard of multi-family properties 	<ul style="list-style-type: none"> Assist landlords with understanding of how better units equate to better tenants, higher rents and fewer problems Encourage tenant screening practices Hold annual rental property improvement contest 	HONNA, Landlord Associations
		30 Year		
		<ul style="list-style-type: none"> Address parking shortage in area between 5th and 9th Avenues North 	<ul style="list-style-type: none"> Evaluate a residential permit program Encourage property owners to provide additional (appropriate) off street parking through the reopening of garages and providing drive areas off the alley 	Transportation and Parking, Development Services

COMMERCIAL USES

Commercial uses located within the neighborhood are predominantly oriented toward 5th Avenue North and 4th Street. These traditional commercial uses include restaurants, office uses, retail venues, gas and automotive supplies. These businesses cater to residents of The Historic Old Northeast and surrounding neighborhoods like Uptown, Crescent Lake and Crescent Heights. However, several have a broader customer base reaching to the middle part of the City. Within the southern section of the neighborhood there are several commercial uses interior to the neighborhood. These consist of several bed and breakfasts, a neighborhood-scaled restaurant and an office use located within an older home on Beach Drive, all located in the NT-2 zoning district.

The commercial uses add to the character and convenience of the neighborhood by providing goods and services to the residents, often allowing neighbors to stroll to dinner or drop off their car for repair. Most venues were built in the middle period of the 20th century when parking demands were lower and when other land use requirements such as providing storm water retention, green space buffering and other provisions of today's codes were minimal or non-existent.

Redevelopment of the commercial properties, located on 4th Street and 5th Avenue N. has challenged the neighborhood. Trying to introduce additional parking or meeting other requirements has often led to additional residential lots located behind the commercial property being purchased for expansion and parking.

Ultimately a balance must be reached that allows minimal intrusion into the neighborhood to permit businesses to function properly in exchange for quality buffering and transition to the residential portion of the neighborhood. This must be accomplished in a way that creates a clear and consistent entry sequence along each block and adds value to those properties that abut the commercial land uses, not devaluing them or creating secondary impacts which erode the quality of life at these properties.

Changes in transportation will likely lead to smaller modes of transportation and should be recognized in future Land Development Regulations as a way of limiting neighborhood intrusions and encouraging smaller commercial developments.

HIGHLIGHTS OF 1990 PLAN COMMERCIAL USE RECOMMENDATIONS The original plan addressed commercial depth, investigating widening of 4th street and better appearances of buildings, landscaping and rights-of-ways. Many of these recommendations have been implemented with the exception of widening of 4th Street, which has not been brought forward as a recommendation of this plan.



A RECOMMENDATION FOR ADDRESSING COMMERCIAL DEPTH: HONNA's desire to see 4th Street revitalized must include creating a quality transition from the commercial into the residential portions of the neighborhood. Traditionally, commercial uses faced 4th Street with buildings located at the front, a small amount of parking to the rear (off of an alleyway). The alley separated the commercial use and the residential portion of the neighborhood. This worked very well when there was limited vehicular traffic. However, after WWII, businesses became more auto oriented and required additional parking. Shops also gained larger footprints and expansion pressures started pushing into the neighborhood. As this occurred, properties located immediately adjacent to the businesses fell into disrepair and became less desirable places to reside.

The 1990 plan recommended drawing a line behind 4th Street that limited commercial intrusion to a depth of 150 feet. This rule has guided land use and zoning changes over the past 20 years. However, "hard rules" such as this one don't always correspond with existing property lines, and can and do lead to tension between neighborhood residents and commercial interests. Residential zoning districts also allow parking when associated with a commercial use, which has led to multiple interpretations of the 150 foot rule. While a specific depth does begin to address the transition from commercial to residential, it is also critical to address the buffering and screening between the two uses, location of utility functions and the surrounding context. These, and other key factors control the quality of life between the two uses and if done properly, allow a more compatible transition between the two, differing uses.

It is recommended that the 150 foot guideline remain and be further clarified. Further it is recommended that additional criteria be applied which better evaluate the way in which a project creates the transition. It is recommended that in order to better address commercial intrusion, the Association work with the City to develop guidelines (incorporated into the LDRs) to be used to evaluate projects for approval and to guide appropriate site design. The result is to create a strong commercial core that protects and enhances the adjacent properties and creates an environment of redevelopment that is clear, where developers, property owners and residents collaborate to improve and redevelop the corridor and adjacent properties.

COMMERCIAL USES				
LIKES	DISLIKES	RECOMMENDATIONS	ACTION NEEDED	PARTNERS
<ul style="list-style-type: none"> Well-maintained Bed and Breakfast establishments where permitted in the neighborhood #1 Quality re-use of older homes Maintained historic character in commercial corridors Local businesses which add character # 2 Quality commercial renovations #2 & #3 Neighborhood scale commercial establishment on 7th Avenue and 2nd Street Palladium Theatre and other artistic venues Improved landscaping and greenscaping of commercial properties 	<ul style="list-style-type: none"> Poorly maintained buildings Properties with little or no landscaping Vacant and boarded buildings Poor quality renovations (e.g., no windows, doors, etc.) Businesses facilitating illegal activities and allowing public nuisances IE. Motels Businesses within the residential sections of the neighborhood Utility lines Adult use businesses Front yard chain link fences Poorly maintained buffer fences and walls with no landscaping #4 Unscreened dumpsters Lack of maintained green space in the front and side yard setbacks Delivery trucks not obeying established rules Overabundance of signage and lack of sign ordinance enforcement Traffic patterns that encourage traffic into the neighborhood Billboards pylon signs 	1 YEAR		
		<ul style="list-style-type: none"> Better define criteria regarding commercial depth along 4th Street corridor 	<ul style="list-style-type: none"> Request City to work with neighborhood associations adjacent to the 4th Street corridor to better define commercial depth within the corridor including buffering, business orientation, location of dumpsters and utility functions, parking, etc. Request LDRs that clearly articulate requirements so that developers and residents know what is required in the beginning of a redevelopment project and outcomes are predictable and supportive of both commercial and residential desires Require all businesses to have 4th Street or 5th Avenue orientation 	HONNA, Adjacent Neighborhood Associations, 4th Street Business Association, Development Services
		<ul style="list-style-type: none"> Enhance appearance of the 4th Street corridor 	<ul style="list-style-type: none"> Continue implementation of the 4th Street Garden District Plan Assist building owners with Florida-friendly landscape practices appropriate to commercial properties Enforce building maintenance requirements Enforce landscaping requirements 	Internal Services, Code Compliance and Assistance, Development Services
		5 Year		
		<ul style="list-style-type: none"> Evaluate and enhance CT-1 zoning and other related regulations to assure proper desired redevelopment pattern is being implemented 	<ul style="list-style-type: none"> Review allowable uses to determine appropriate mixing of uses and to discourage inappropriate uses Review Adult Use Ordinance Determine if front yard setbacks are appropriate to the scale and volume of traffic on 4th Street Establish a comprehensive, commercial, traditional sidewalk ordinance to create a pedestrian-friendly, historically-appropriate environment Address sign ordinance to better design signage in traditional neighborhood commercial corridors 	Development Services Department
		<ul style="list-style-type: none"> Determine the desire and benefit of reintroducing neighborhood-scaled retail uses in interior portions of the neighborhood where it once existed (between 5th and 9th Avenues) 	<ul style="list-style-type: none"> Determine if residents see this type of business as beneficial within the neighborhood Determine primary and secondary impacts of such uses under today's market conditions Determine market needs Determine physical needs such as parking, retention, etc. 	HONNA, Urban Land Institute, Development Services
		<ul style="list-style-type: none"> Maintain scale and character of the existing commercial corridors 	<ul style="list-style-type: none"> Develop programs that encourage the reuse and improvement of existing commercial structures versus demolition and infill Encourage the City to develop simpler "change of use regulations" that allow existing homes located in the commercial corridors to be reused verses demolished Encourage the development of a "tear down" ordinance that protects buildings from demolition until a redevelopment plan is in place and financed (avoid vacant lots) 	Development Services
		<ul style="list-style-type: none"> Encourage and promote energy efficiency and conservation 	<ul style="list-style-type: none"> HONNA will work with various entities to produce newsletter articles, informational brochures and programs to assist residents energy conservation practices including: <ul style="list-style-type: none"> The use of energy efficient technologies How to install such improvements without diminishing the character of the house and neighborhood (i.e. back yards or shielded from sight) Use of Federal tax credits and other financial incentives 	HONNA, Development Community, Energy conservation professionals

HISTORIC PRESERVATION

The Historic Old Northeast neighborhood a.k.a, (North Shore) was designated to the National Register of Historic Places as an Historic District in 2003. The neighborhood is recognized for its concentration of early 20th century homes built on narrow brick streets, its granite curbing and hexagon block sidewalks, all shaded by a dense mature tree canopy. Within the North Shore National Register District there are 3,220 contributing buildings and 559 non-contributing buildings.

According to the City's 1985 architectural survey, almost half of the homes are built in the Mediterranean or Colonial Revival styles. The remaining half consist of a variety of Craftsman, Vernacular, Minimal Traditional and Prairie styles typical of the time frame. The neighborhood also displays the changes in development patterns that began with the City Beautiful movement near the turn of the century. This is noted in the contrast between the highly regulated, gridded street and alley pattern used throughout the neighborhood and the curvilinear, boulevard style street patterns seen in the Granada Terrace subdivision. Granada Terrace, a 1924 subdivision created by C. Perry Snell, was designated a Local Historic District in 1988. It features a significant concentration of Mediterranean Revival homes sited on large, tropically landscaped lots.

When surveyed in 1999, overwhelming support was given to recognizing the unique charm and character of the neighborhood as residents rated this one of three most important attributes. However, while people see maintaining this character and charm as vital to maintaining their values and quality of life within the neighborhood, residents are often skeptical of efforts that would place restrictions on how this is done.

In 2006, the Neighborhood Association sought to have the neighborhood designated a Local Historic District under the City's historic preservation program. The ordinance requires that 66% of the neighbors agree to the designation. However, by 2007 it became clear that this percentage of support could not be met and the application was withdrawn.

No doubt this debate will carry on in The Old Northeast and many neighborhoods throughout the country. Whether or not the neighborhood is designated a Local Historic District or not may be less important than the residents truly understanding just what is important in their neighborhood and the importance of maintaining those unique attributes that make their neighborhood special. Therefore, since the withdrawal of the Local Historic District application in 2007, the Association has concentrated its preservation efforts on education.

In 2008, the Neighborhood Association published a book, "Souvenir of St. Petersburg, Views from the Vinoy," which describes the history of the neighborhood in the context of the surrounding area. Other educational programs, marketing tools and activities will continue to better inform the residents about preservation practices and assist in allowing people to make better informed decisions when considering altering or renovating their homes.

HIGHLIGHTS OF 1990 PLAN HISTORIC PRESERVATION RECOMMENDATIONS The original plan does not directly address Historic Preservation as a topic, but does discuss preserving context, unique features and protecting the architectural legacy, brick streets, granite curbing and hexagon block sidewalks. Many of these items have been addressed to a basic level. However, if stricter enforcement is desired, additional criteria of this plan will need to be implemented.



HISTORIC PRESERVATION				
LIKES	DISLIKES	RECOMMENDATIONS		ACTION NEEDED
<ul style="list-style-type: none"> Historically restored and renovated properties #1, #2 & #3 Front porches, either open or appropriately enclosed #1 & # 8 Historical plaques for homes Historical markers at Gateways Compatible architectural styles and details for new construction Compatibly designed and detailed additions and renovations Windows and doors placed on all four sides of a building (360 degree architecture) Garages accessed from alleys Streetscape features # 4 Hexagon Block sidewalks # 5 Granite curbs and brick streets #6 Tree canopy # 6 Snell Isle Bridge # 7 	<ul style="list-style-type: none"> The use of incompatible or inconsistent building materials Above ground swimming pools not shielded from the public right of way Teardowns Front-facing garages Lack of enforcement and oversight of design review standards Indiscriminate tearing down of significant buildings Incompatible additions and infill construction Inappropriate use of building materials Incompatible scale and massing of new construction 	1 YEAR		
		<ul style="list-style-type: none"> Assist residents with information on appropriate historic preservation practices and principles 	<ul style="list-style-type: none"> HONNA will work with various entities to produce newsletter articles, informational brochures and programs to assist residents with efforts to enhance and respect the historic features of the neighborhood. This could include: <ul style="list-style-type: none"> Architectural styles Appropriate maintenance practices, repairs, designs of additions and infill construction How to research the history of a home The pros and cons of local historic designation Property tax credits available to persons renovating historic structures 	HONNA, Development Services, Florida Trust for Historic Preservation , National Trust for Historic Preservation, Development Community
		<ul style="list-style-type: none"> Develop education and incentive programs to assist property owners in implementing proper preservation practices 	<ul style="list-style-type: none"> HONNA will work with various entities to develop programs that encourage the retention and enhancement of neighborhood elements. This could include: <ul style="list-style-type: none"> Open Porch grant Window repair grant program Reward program and assistance for those who designate their properties to the local historic register 	HONNA, Development Services, Florida Trust for Historic Preservation, National Trust for Historic Preservation, Development Community
		<ul style="list-style-type: none"> Update National Register Historic District to include post-World War II buildings 	<ul style="list-style-type: none"> Amend National Register application to include homes that now meet the 50 year age threshold of inclusion 	HONNA, State of Florida, Division of Historic Resources
		<ul style="list-style-type: none"> Assist 3 residents with the process of individually designating their homes to the Local Historic Register 	<ul style="list-style-type: none"> Encourage residents of historically or architecturally significant homes to consider making an individual application to the Local Historic Register 	HONNA, Development Services
		5 Year		
		<ul style="list-style-type: none"> Develop a program to recognize the history of the neighborhood that allows individual property owners to participate 	<ul style="list-style-type: none"> Establish plaque program for homes and buildings Establish a restoration award program Submit applications on behalf of residents or assist residents in applying for restoration awards from St. Petersburg Preservation Inc, the Florida and National Trusts for Historic Preservation 	HONNA
		<ul style="list-style-type: none"> Assist 5 additional residents with the process of individually designating their homes to the Local Historic Register 	<ul style="list-style-type: none"> Encourage residents of historically or architecturally significant homes to consider making an individual application to the Local Historic Register 	HONNA, Development Services
		<ul style="list-style-type: none"> Better protect existing buildings from demolition 	<ul style="list-style-type: none"> Encourage the City to develop a “tear down” ordinance that prevents demolition of historic and character defining buildings allowing time for investigation of saving the building, relocation of the building or requiring that redevelopment plans be in place including financing and appropriate infill design (as to prevent speculative vacant lots) 	HONNA, CONA, other traditional neighborhoods, Development Services
		30 Year		
		<ul style="list-style-type: none"> Determine if residential attitudes have shifted regarding local designation 	<ul style="list-style-type: none"> Monitor understanding and knowledge of Historic Preservation Resurvey residents to determine level of support prior to initiating any attempts to have the neighborhood designated as a local historic district. 	HONNA

HISTORIC PRESERVATION QUESTIONS AND ANSWERS

WHY IS PRESERVATION IMPORTANT: Many people believe preservation is all about aesthetics and “taste” but studies have shown that it is significantly more about economics and quality of life. Historic neighborhoods often have higher property values and are more stable during economic downturns. Because of their intimate, pedestrian friendly layout, they tend to encourage more socialization which provides for a higher quality of life and, with neighbor knowing neighbor, can aid public safety. Two reports published by the State of Florida, using HONNA as base research, fully discuss the economic and quality of life issues as related to historic preservation. They are available on http://dhr.dos.state.fl.us/preservation/economic_impact.pdf

WHAT SHOULD BE PRESERVED? Many people think that preserving a neighborhood or district is merely a discussion of the housing stock. While the buildings are a significant part of the character of a district, many other features such as the narrow streets, placement of the homes on the lots, the lot layout itself, the trees and landscaping all contribute. In fact, all elements in the neighborhood combine to create its unique charm. A concerted effort must be made to communicate to residents that each individual element needs to be respected in order to maintain the integrity of the whole. For example, the heavy tree canopy throughout the neighborhood adds to the old world charm. If something happened that meant all trees in the neighborhood had to be taken down, the character of the neighborhood would be significantly changed overnight.

WHAT IS THE NATIONAL REGISTER OF HISTORIC PLACES? The National Register is an official listing of neighborhoods, properties, sites and buildings throughout the country that reflect the historic development of our nation, states and local communities. The Register is maintained by the National Park Service under the Secretary of the Interior.

Sometimes, property owners misunderstand how listing on the National Register affects them. Listing on the National Register is wrongly assumed to burden property owners with additional permit requirements. National Register listing should not be confused with Local Register listing, whereby the City imposes requirements for exterior alterations. There is nothing in the regulations for National Register listing that would prevent a private property owner from making any alterations or even demolishing their building unless they sought government funds to do so.

The National Register is first and foremost a planning tool used by federal and state agencies to evaluate the effects of their actions on important historic resources. National Register listing mainly affects federal and state agencies which undertake projects using public money impacting historic properties, such as transportation, housing or public school board projects which propose demolition of a historic building or expansion into a historic district.

Listing on the National Register makes available several incentives to eligible property owners. National Register properties may be eligible for the Federal Income Tax Credit if they are income producing and undergo substantial rehabilitation in accordance with the Secretary of the Interior’s Standards for Rehabilitation. The tax credit amounts to 20 percent of the eligible costs of rehabilitation.

National Register properties are also eligible for St. Petersburg’s ad valorem tax exemption program, which entitles them to a credit on the City and county taxes incurred from rehabilitating a historic property.

WHAT IS THE LOCAL REGISTER OF HISTORIC PLACES? The Local Register is an official listing of neighborhoods, properties, sites and buildings throughout the city that are architecturally and historically significant to our community. Local Register designation is an official action taken by the St. Petersburg City Council through approval of an ordinance which grants certain benefits and imposes certain obligations on the landowner.

Local register properties are buildings, sites, objects, districts or structures and include such architectural landmarks as the Vinoy Hotel and Snell Arcade, as well as Pre-Columbian archaeological sites like Maximo Point and Weedon Island. In addition, neighborhoods can be designated historic landmarks as historic districts; St. Petersburg has two – Roser Park and Granada Terrace. The City also has designated a hexagon sidewalk preservation district in Old Southeast designed to protect the character of its streetscape.

Exterior alterations to designated historic properties require review and approval by the City of St. Petersburg. This review, known as the Certificate of Appropriateness (COA) process, is designed to protect landmarks from being adversely altered or demolished. To seek approval of changes, alterations or additions to a locally designated property, the property owner should apply to the Development Services Department for a COA. It is best if the property owner speaks to the historic preservation staff prior to making plans so that any specific requirements can be incorporated into the application. This avoids having to have plans redrawn or edited. Also, the City has prewritten design guidelines to assist property owners, architects and contractors in successfully completing an application for COA.

COAs apply to exterior alterations and site work only. A COA is not needed for interior work. Projects costing less than \$50,000 and not considered maintenance or minor work are reviewed by City staff and require notification of surrounding property owners, a process that takes approximately 20 days. Maintenance and minor projects can be approved the same day as application. Projects costing more than \$50,000 are reviewed by the Community Preservation Commission (CPC) about one month after submission of the COA application.

Local Register listing offers tax and regulatory relief for property owners. Local Register properties are eligible for St. Petersburg’s ad valorem tax exemption program, entitling them to a credit on City and county taxes incurred from rehabilitating a historic property. Under the new Florida Building Code, locally designated historic properties are exempt from meeting the literal application of certain parts of the code. For example, historic property owners are exempt from requirements to bring buildings into complete compliance when renovation costs exceed 50% of replacement value. In addition, historic property owners may receive variances from local flood hazard requirements when reconstructing, rehabilitating or restoring their structures.

Finally, in historic districts, designation provides neighborhood stability through property value appreciation. National studies demonstrate property value appreciation in historic districts is substantially greater than in undesignated neighborhoods, a finding repeated in St. Petersburg.

HELPFUL PRESERVATION WEBSITES:

<http://www.preservationnation.org/>

<http://www.floridatrust.org/>

<http://www.pinellascounty.org/historic/default.htm>

<http://www.stpetepreservation.org/>

<http://dhr.dos.state.fl.us/preservation/>

http://dhr.dos.state.fl.us/preservation/planning_for_the_past.pdf

<http://www.law.ufl.edu/cgr/technical-report.shtml>

<http://www.nps.gov/nr/>



ROLES AND RESPONSIBILITIES IN HISTORIC PRESERVATION

Each individual has a personal responsibility toward maintaining the character and quality of the neighborhood, but real preservation begins when collaborative efforts are made. A common reaction when people hear about preservation activities in their neighborhood is to say, “Hey, wait a minute, don’t tell me what to do with my property!” Yes, everyone does have the right to do with their property as they see fit. However, taking a step back for a moment and possibly a deep breath, remember that most people moved into the neighborhood because they enjoyed and appreciated its overall charm and character. So if an individual property owner decides that he doesn’t like the trees, or would like to have a garage facing the avenue, or didn’t want to go to the expense of relaying the hexagon block sidewalk, he feels safe in assuming his simple little changes are not going to affect the overall character of the neighborhood. And, yes, if he were the only one on the block to make that assumption, he might be right. However, you have to ask yourself what happens when everyone takes that attitude? Soon the district is lost... and the consequence of losing the district will translate into lost value to each and every property owner. Therefore, it is important that all residents feel an ownership in what is collectively creating individual value and work toward protecting it.

NEIGHBORHOOD ASSOCIATION RESPONSIBILITY: The Association can be the collective voice and point of information regarding the character of the neighborhood and its protection. The biggest role of the Neighborhood Association is first and foremost to provide education. If the majority of residents understand those components of the neighborhood that make it special and why it is important to protect those assets, typically they will freely participate. When an individual decides he needs to add on to his home, fence in this yard or place a driveway, he will make better choices that meet his needs and the need to protect the character of the neighborhood. The Association should continue its efforts to inform residents. The recently published book, “Souvenir of St. Petersburg, Views from the Vinoy,” is a great way of providing knowledge about the neighborhood. The annual Candlelight Tour of Homes highlights ways in which people have renovated their homes to meet individual needs while maintaining their overall character. Workshops on topics such as how to restore the original wooden windows and how to design appropriate additions should become common agenda items for the Neighborhood Association. Great care must be taken by the Association as a whole to understand that not every individual in the neighborhood has knowledge or appreciation of preservation. An individual who is doing something that is detracting from the overall character of the neighborhood is indicative of that. This should also be an indicator that a workshop or newsletter article on that subject may be needed.

Another often overlooked aspect of the Association is education of outside agencies which work in the neighborhood. Often preservationists think everyone has the same knowledge and background as they do. For example, when City workers come through the neighborhood and replace hexagon sidewalks with concrete, there is an immediate negative reaction. But this response needs to be less about “how dare they do that in my neighborhood” and more about recognizing that it is a symptom of the lack of understanding about the importance of preservation within the larger community. The Association’s role in this case is to educate outside agencies about the importance of preservation and about what is unique and character defining within the neighborhood so that city-wide initiatives and routine maintenance are done appropriately. (Please see discussion on Government Responsibilities below).

RESIDENT RESPONSIBILITIES: Ultimately, most alterations within a neighborhood will come from individual property owners. Understandably, no one likes to be told that they should be doing something differently, or not at all. The real responsibility of an individual resident is two-fold: if you support preservation, try to work with your neighbors to educate them. Share with them the names of the contractor who helped you restore your windows or built your addition. Have discussions about the importance of the value the neighborhood brings to them and the value appropriately designed renovations add to their property. If you do not consider yourself a preservationist or question preservation’s validity, ask yourself why that is the case. If you are contemplating making alterations to your property, investigate whether you can get what you want, while also maintaining your home’s overall character. Attend workshops and seminars put on by the Association as a way to filter out fact from fiction.

An often overlooked responsibility of the property owner is to educate and monitor workers who come onto your property. Many character defining attributes to the neighborhood are lost due to simple lack of understanding. For example, the majority of hexagon block sidewalks lost throughout the district have been lost due to damage by contractors, moving companies and tree trimmers (for example) driving over these sidewalks. Please take the time to let workers on your property know that you fully expect them to protect or work around these resources and restore them to like-new condition if they are damaged. In the long run, this will save you, the homeowner, time and money.

THE DEVELOPMENT COMMUNITY AND CONSTRUCTION INDUSTRY: When a neighborhood becomes popular, all too often redevelopment begins. This is not necessarily a bad thing and can have many positive results in enhancing the overall charm and value to the neighborhood. However, in some cases it can also be a significant detriment to a community. Architects and developers should commit themselves to understanding the fundamental characteristics of the neighborhood and make sure that what they are proposing is compatible with the existing character of the neighborhood. The construction industry needs to understand that there are important aspects of the neighborhood such as the granite curbs and hexagon sidewalks that are irreplaceable. Preventing construction vehicles from running over these resources without protecting them must become a priority.

GOVERNMENT AND UTILITY RESPONSIBILITIES: Many who work in government or are responsible for the maintenance of utilities and infrastructure have limited training or knowledge of preservation practices. It is important for the general public to recognize that most public or private utility workers have limited contact with historic neighborhoods. Most cities throughout the United States have less than 5% of their land area covered with historic neighborhoods. It is incumbent upon the leaders of communities, the policy makers and training staff to become educated about the proper protection of historic resources and make sure that the employees who work in historic areas address them appropriately.

The current political powers of the City of St. Petersburg have supported preservation practices. Their adoption of the new LDRs recognizes the importance of the traditional and suburban fabrics within the City and have set up basic protections that relate to the private property portion of the City. The Development Services Department has also made workers within the department aware of better preservation practices. Development Services also has a Preservation Program that provides staff assistance in protection of designated historic resources. The policy makers should continue to set policies and make laws that protect and enhance the historic resources throughout the community.

While many of the middle and upper management staff members in a variety of departments throughout the City understand basic preservation practices, this information has not adequately been disseminated to the front line employees. These are the people who come in direct contact with the historic resources on a daily basis and make decisions that can either protect the resource or see to its destruction. Since the City of St. Petersburg has a significant number of traditional neighborhoods, it should be a goal of all employees of the City to have a solid understanding of the importance of preservation and a full knowledge of how it should be implemented within their line of work.

In order to better protect the historic resources located within the public rights of way, the City should develop an educational program that would assist employees (and all utility company workers) on how to preserve these elements within our community.

ZONING AND LAND USE

Zoning regulations govern the type of development and create the built form of a neighborhood. These rules are often the “front line” in creating and maintaining the character of any area. Zoning regulations provide protections which assist in maintaining property values.

The first zoning regulations in The Historic Old Northeast neighborhood were put in place in the 1920s when the majority of the neighborhood was originally constructed and are credited with creating the unique character of the neighborhood. However, planning practices changed after World War II as a new concept of neighborhood was created known today as the suburbs. This new neighborhood type was predominantly automobile-oriented and with the expanding use of the automobile new and more diverse types of uses were created which brought motels, auto repair station and drive thru businesses to 4th Street. Suburban setbacks were geared toward having wide, less deep lots which differed from the pattern created in The Historic Old Northeast. Alleys were no longer part of the pattern and garages moved to the front yard. Back yards became more private with rear decks and patios replacing front porches.

Unfortunately, in the 1970s the City changed its zoning laws to reflect this new pattern of development. These new rules did not fit the existing character of The Historic Old Northeast and went a long way towards introducing new uses and character defining features that were not consistent with neighborhood development patterns.

During the first planning process, completed in early 1990, many issues were raised and addressed regarding land use and zoning. Many programs such as Neighborhood Design Review (NDR) were developed to assist in correcting some of the flaws in the zoning regulations. Despite these well intentioned programs, it is fair to say that these were band aid solutions which would not completely work unless the Land Development Regulations were rewritten.

In October of 2007, the City adopted a new set of Land Development Regulations which recognized the unique character of traditional neighborhoods. Residents of The Historic Old Northeast participated extensively in this process and assisted in the development of a zoning ordinance specifically designed to address the traditional development pattern of 60 foot wide residential lots. Design standards were put into this ordinance outlining how a building is sited on the lot, requiring parking to the rear and porches to the front of the structures. Minimum architectural treatments were developed for all sides of buildings to assure that all elevations contain architectural elements.

Monitoring of these new regulations should be made a high priority. A review of variances to the new rules is critical to assure that the patterns of development are not challenged or changed unless needed to better reinforce the context.

HIGHLIGHTS OF 1990 PLAN ZONING AND LAND USE RECOMMENDATIONS Many recommendations were made in the original plan involving changes to zoning and land use. Most dealt with addressing the unique character of the neighborhood. NDR addressed many of these concerns. The adoption of the new LDRs in 2007 further addressed zoning and land use deficiencies.



ZONING AND LAND USE				
LIKES	DISLIKES	RECOMMENDATIONS	ACTION NEEDED	PARTNERS
<ul style="list-style-type: none"> • A limited number of convenience stores • Lower density zoning and smaller scale for multi-family that encourages reuse of existing properties # 1 • Traditional setback from commercial corner # 2 & # 6 • Landscaping along street edge # 2 • Neighborhood scale shops and restaurants • Bed and Breakfasts # 4 • Architecturally appropriate renovation and additions • Appropriately scaled infill construction # 2 • Energy efficient construction and renovations (LEED) 	<ul style="list-style-type: none"> • B&Bs that are too close together • ALFs / CLFs – too many / too close together • Swing-set in front yards / corner side yards • Adult use (lingerie / toys) businesses # 3 • Unkempt properties • Parking lots located directly on 4th Street • Conversions which increase population density per lot, require build-out of new amenities like garage structures and increase overall building mass (e.g., 10 small footage units converted to 6 larger townhouses which then house more people per unit and more people overall per lot) • Rules that would allow additional high rises along 4th Street , Beach Drive, 5th Avenue N. • Renovations that remove windows # 5 	1 YEAR		
		<ul style="list-style-type: none"> • Evaluate existing ALF facilities 	<ul style="list-style-type: none"> • Determine if existing ALFs are currently licensed and inspected and monitor for continued compliance • Seek Legislative assistance to improve state regulations for care and licensing requirements for ALF facilities 	HONNA, State of Florida, Division of Children and Families
		<ul style="list-style-type: none"> • Monitor and amend existing Land Development Regulations if needed to maintain character of neighborhood 	<ul style="list-style-type: none"> • Address commercial depth as recommended in the commercial section of this plan • Monitor existing auto related uses; if these uses close, this status should be reported to the City to start the time period for abandonment. • Monitor applications requesting drive thrus as special exception uses to determine secondary impacts to adjacent neighborhoods are addressed • Monitor existing LDR districts for any proposed changes that would allow additional commercial uses along Beach Drive • Monitor existing Bed and Breakfast regulations • Monitor existing adult use ordinance • Evaluate current setbacks along 4th Street to determine if a larger front yard setback is needed to improve the pedestrian scale of the street • Encourage the City to evaluate height limitations utilized by other communities such as Winter Park which limits building to 2 story and 30 feet • Encourage the City to lower the impervious surface ratio in the NT-3 zoning district to create smaller building footprints • Request the City to limit the time real estate project signs and contractors signs remain on site without construction occurring • Evaluate parking along coffee Pot Blvd. If street parking is allowed or could be allowed, request the City remove the ability for residents to install circular driveways if there is alley access 	HONNA, Development Services
		5 Year		
		<ul style="list-style-type: none"> • Preserve mature trees 	<ul style="list-style-type: none"> • Work with CONA, other traditional neighborhoods and the City to develop a comprehensive tree preservation ordinance which better protects older trees (not merely let them be removed and then replaced with new, different trees) this program should be implemented within three years 	HONNA, CONA, Traditional neighborhoods, Development Services
		<ul style="list-style-type: none"> • Encourage energy efficiency appropriate to older structures 	<ul style="list-style-type: none"> • Sponsor educational workshops on energy efficient appliances, equipment, renovation and construction practices. • Encourage City to adopt LEED certified standards for renovation and construction projects that are appropriate to older structures • Monitor LDR requirement that require utilitarian functions not be visible from the right of way such as solar panels or other energy wise products when installed on private property 	Development Services Department
		30 Year		
		<ul style="list-style-type: none"> • Monitor existing Land Development Regulations for compatibility with the neighborhood pattern of development 	<ul style="list-style-type: none"> • Encourage City to maintain its rich history of proactive planning such as the Nolen , Bartholomew, Conceptual and Vision 2020 plans • Encourage residents to actively participate in planning activities which affect the neighborhood 	HONNA, Development Services Department

CODE ENFORCEMENT AND PUBLIC SAFETY

The appearance of properties is often an indicator of property values and can often be related to the perception of safety in a neighborhood. The proper care and maintenance of the structures that comprise The Historic Old Northeast has always been a concern. The original 1990 plan identified code enforcement (specifically the enforcement of property maintenance codes) as one of the primary issues. At that time several programs were initiated to address this issue. These included systematic code enforcement, the Certificate of Inspection Program and programs like the Action Fund to help owners pay for home improvements. In the 1999 neighborhood survey, the appearance of houses and lawns was one of the top five most urgent problems. HONNA created a code enforcement committee early in the first planning process and later became a partner in a process of “City Teams” that brought City staff and neighborhood residents together to prioritize problem issues and jointly work to resolve them. At the time of the first plan, information was hard to come by and not widely available. Now, the code enforcement information is computerized, available on the City’s web site and available to everyone. Code Compliance personnel are available to speak at Association meetings and frequently provide educational training, informational materials or updates on the status of cases in the neighborhood.

Code enforcement (or code compliance as the program is currently known) is an ongoing concern for all neighborhoods. Diligent enforcement is only part of the solution. Educational programs that help property owners understand the standards and ordinances that apply to them is the most important step toward general compliance. This section illustrates some of the most common problems that occur and gives examples of issues that residents have identified as creating the most concern.

Public safety is an important aspect of any neighborhood. Feeling safe is vital to enjoying the neighborhood and having a high quality of life. When the 1990 plan was developed, crime and public safety were vital to the plan. However, as conditions have improved significantly over the past 20 years, public safety has become less of a driving force. However, this must be monitored, and in the recessionary period being experienced today, some aspects of public safety are moving back into the forefront.

Crime Prevention Through Environmental Design (CPTED) is an internationally recognized program that looks to improve the design of an environment as a way to displace, discourage and reduce criminal activity. Many neighborhood associations have provided educational opportunities and implemented programs to enhance their environment and thus reduce the opportunity for crime. Promoting better lighting, encouraging landscaping that allows visual accessibility and demarking boundaries within a neighborhood are all ways of making the neighborhood feel safer and more aesthetically pleasing.

HIGHLIGHTS OF 1990 PLAN ZONING AND LAND USE RECOMMENDATIONS The original plan focused on poor property conditions, yard and building maintenance. Many changes to the way the Code Compliance and Assistance Department operates and changes and additional regulations to the property maintenance code have addressed a number of issues over the years. Property maintenance conditions remain a focus of this plan.



CODE ENFORCEMENT AND PUBLIC SAFETY				
LIKES	DISLIKES	RECOMMENDATIONS	ACTION NEEDED	PARTNERS
<ul style="list-style-type: none"> Code enforcement sweeps of properties throughout the neighborhood Code Enforcement's commitment to promote and preserve our quality of life and help maintain the standard of living within the neighborhood 	<ul style="list-style-type: none"> Unkempt properties # 3 & # 5 Minimally maintained housing conditions where homes have peeling paint, rotted wood, etc. # 5 Parking in front yards and on non designated surfaces # 1 Abandoned shopping carts Vacant / boarded houses # 3 Poorly maintained fences Boats in front yard and on streets # 4 Limited or no landscaping # 5 Unkempt vacant lot / overgrown plants # 2 & # 6 Accumulated trash # 4 & # 6 Outdoor storage # 4 Fence violations - front yard & height restrictions, type of fence Commercial - parking on sidewalk and right-of-way Lack of follow through from Code Enforcement Disregard for regulations concerning commercial vehicles in the neighborhood Chronic, perpetual construction where limited progress is made Construction signs and sales signs of projects that remain up for lengthy periods of time and after projects have been canceled # 2 	1 YEAR		
		<ul style="list-style-type: none"> Improve code enforcement process 	<ul style="list-style-type: none"> Request the City to reinstitute the City team process of the top 10 violation list. Association shall invite City staff to neighborhood meetings and encourage better communication between neighborhood and City staff regarding chronic and pervasive code violations Appoint HONNA liaison and City designate liaison as ombudsman to support anonymity and objectivity when code violations are reported from the Association Code enforcement staff should attend HONNA meetings on a quarterly basis Encourage consistent and effective implementation of code enforcement practices and policies Improve City web site to be more user-friendly allowing easy access to the code enforcement information Encourage residents to report code violations to Code Compliance and Assistance Department Request City to perform annual code sweeps including priority items such as: <ul style="list-style-type: none"> POD regulations deteriorated fence conditions yard parking vacant lots and overgrowth 	HONNA, Code Compliance and Assistance Department Neighborhood Partnership
		<ul style="list-style-type: none"> Address length of time that construction can occur on projects 	<ul style="list-style-type: none"> Encourage the City to recognize the difference between restoration projects and routine renovations and maintenance and assign specific time periods and progress schedules 	HONNA, CONA, Development Services
		<ul style="list-style-type: none"> Assist residents with understanding basic code violations 	<ul style="list-style-type: none"> Develop educational programs / newsletter article relating to code enforcement regulations Regularly run a copy of the City's top 10 code violations brochure in the neighborhood newsletter 	HONNA
		<ul style="list-style-type: none"> Enhance and expand Crime Watch 	<ul style="list-style-type: none"> Strengthen existing crime watch program using modern technologies such as e-mail alerts Provide Crime Watch with funding to assist them in providing education, signage or other needs of crime watch Work with adjacent neighborhood Crime Watch programs to address common problems associated with both neighborhoods Participate in the annual Police Department Citizens retreat Encourage residents to participate in the Citizens Police Academy when offered See recommendations under Streetscape section regarding street lighting Develop newsletter articles and programs for residents such as Crime Prevention Thru Environmental Design (CPTED) 	HONNA, Police Department
		5 Year		
		<ul style="list-style-type: none"> Continue to monitor conditions within the neighborhood and code enforcement process as needed 	<ul style="list-style-type: none"> Continue to monitor code violations within the neighborhood and address them through educational and enforcement practices Continue to monitor code enforcement processes and recommend changes and modifications as needed 	HONNA, Code Enforcement and Assistance
		<ul style="list-style-type: none"> Enhance landlord and tenant responsibility 	<ul style="list-style-type: none"> Assist landlords with understanding of how better units equate to better tenants, higher rents and fewer problems Encourage tenant screening practices Utilize Nuisance Abatement or other programs to address rental properties where criminal activity is occurring 	HONNA, Landlord Associations Police Department

TRAFFIC

Traffic issues are important to every neighborhood. They can also be related to the perception of safety. Blatant and continuous speeding, traffic violations and stop sign running are unsafe for pedestrians, bicyclists and especially children. Many of the projects implemented since the 1990 plan was completed have been to specifically address these issues.

At the time the 1990 plan was done, the City did not have a Traffic calming program. Traffic calming was a relatively new concept and many of the proposals were very controversial. While a number of cities were using them throughout the country, few were in use in Florida and there was resistance to implementing them locally. The neighborhood has major roads on the perimeter: 5th and 22nd Avenues N. and 4th Street. In addition, the 1st and Bay Street one way pair are a major entrance to downtown from neighborhoods to the north. Beach Drive, Locust and 30th Avenue also serve as collectors.

The early plan focused heavily on the impacts of speeding, especially on 1st Street, Locust, Beach Drive and 9th Avenue. This has been addressed through the addition of three and 4 ways stops along 1st and Bay Streets. For a look at traffic flow patterns in the neighborhood please see Map 7, located on page 34.

Since the development of the original plan, the Neighborhood has created a traffic committee that has worked diligently with the City to implement some of the original proposals. In addition, the City has instituted the neighborhood Traffic calming program which has implemented the projects identified on Map 6 located on page 34.

The neighborhood has also requested the implementation of a 25 mph speed limit throughout its boundaries. That is being implemented in a phased approach as shown on Map 8 located on page 34.

The second focus of the plan was on limited parking. The 1990 plan attributes the lack of parking to the deficit created by the conversion of single family homes to multi-family prior to that practice being prohibited by zoning regulations. This issue still remains.

In addition, the North Bay Bicycle Trail will run through the neighborhood; it is currently under construction and will provide a connection to the City Trails Plan. Please see Map 9, located on page 35

HIGHLIGHTS OF THE 1990 PLAN—TRAFFIC RECOMMENDATIONS

Transportation issues were primary in the 1990 plan and made up a major component of the recommendations for improvement. The plan focused on ways to reduce traffic speed in the neighborhood. The plan specifically proposed demonstration projects: (1) stop signs at two intersections—1st Street at 13th Avenue N. and Locust Street at 17th Avenue N.E.; (2) a pilot traffic circle project at 1st Street and 17th Avenue N. The plan further stated that if the proposed stop signs did not prove successful they should be replaced with traffic circles.

Parking was also identified as a problem. The plan recommended that all existing structures with two or more units shall provide at least one off-street parking space for every one unit within 15 years of adoption of the plan. An incentive was proposed to reduce it to one space for every two units if it was implemented within 10 years. Further, there was to be no parking in front yards except in paved driveways.

There were recommendations for 4th Street. The plan proposed the establishment of a ROW line to facilitate future widening of 4th Street from 5th to 29th Avenues N. This would be implemented as new development occurred. Also, it recommended that parking be eliminated along some parts to facilitate this and that the Third/Fourth Street connector at 5th Avenue be enhanced by property acquisition to facilitate a smoother traffic flow.



TRAFFIC				
LIKES	DISLIKES	RECOMMENDATIONS	ACTION NEEDED	PARTNERS
<ul style="list-style-type: none"> Traffic calming # 1 & # 6 Appropriately sized round-about (see 25th Ave in Granada Terrace) # 2 Trolleys and shuttle buses (no big buses) # 3 Green Benches # 4 25 MPH speed limit # 5 	<ul style="list-style-type: none"> Big buses in neighborhood # 9 Additional one-way streets # 7 Unenforced curbside parking in wrong direction (impedes visibility) # 6 Trucks (large semi-trucks) # 8 Small roundabouts 	1 YEAR		
		<ul style="list-style-type: none"> Enforce existing traffic regulations. 	<ul style="list-style-type: none"> Work with Police the department to develop educational programs and newsletter articles to address existing City regulations such as parking the wrong direction on streets, parking in front of driveways and alley ways, parking too close to stop signs and fire hydrants, etc. Increase enforcement of illegal parking 	HONNA, Police Department
		<ul style="list-style-type: none"> Address parking congestion 	<ul style="list-style-type: none"> Evaluate the pros and cons of implementing a residential parking permit program Encourage property owners to utilize garages and off street parking (off of alleyways) 	Transportation and Parking Department
		5 Year		
		<ul style="list-style-type: none"> Monitor existing regulations. 	<ul style="list-style-type: none"> Maintain 25 mph speed limit throughout the neighborhood Continue efforts of the neighborhood traffic committee to calm traffic Work with 4th Street Business Association to encourage delivery personnel not to cut through neighborhood streets 	Transportation and Parking Department, 4th Street Business Association
		<ul style="list-style-type: none"> Enhance street lighting at intersections with stop signs 	<ul style="list-style-type: none"> Work with City Services to Identify locations where lighting levels are low and improve lighting levels as needed Work with City Services to prune trees where needed to better light intersections 	Internal Services Department
		<ul style="list-style-type: none"> Improve visual appearance of neighborhood 	<ul style="list-style-type: none"> Work with PSTA and the City to eliminate the use of large, noisy busses within the neighborhood Work with Traffic Operations Department to reduce visual sign clutter throughout the neighborhood Install historic green benches at bus stops. (see Streetscape recommendations) 	Transportation and Parking, Internal Services, Traffic Operations, PSTA
		30 Year		
		<ul style="list-style-type: none"> Update Traffic Calming plan for neighborhood 	<ul style="list-style-type: none"> Continue to implement projects that address pedestrian-friendly traffic throughout the neighborhood 	Transportation and Parking Department

QUALITY OF LIFE, SOCIAL ACTIVITIES AND NEIGHBORHOOD MARKETING

The quality of life in The Historic Old Northeast is unparalleled. The neighborhood boasts an expansive water front park system available in walking distance to every home. The traditional setting of sidewalks, street trees, homes with front porches and brick streets creates a beautiful pedestrian setting and opportunity for neighborhood interaction.

However, it is not the setting alone that creates a great neighborhood. It is the way in which residents interact and socialize that creates a sense of place and bonding within the community. The neighborhood boasts a diverse grouping of people including diversity of age, income and lifestyle which brings a rich mix of people to the neighborhood.

The Association actively fosters social interaction through public meetings about specific concerns and also through activities such as picnics, porch parties, parades and other activities which allow neighbors to get to know each other.

The Association actively promotes its image, quality and friendliness as a way to attract new people that share and appreciate the unique sense of place that is The Historic Old Northeast.

All in all, it is the historic character and charm of the neighborhood and the enthusiasm of its residents who collaborate to implement the recommendations of this plan that will continue to make The Old Northeast a strong and vibrant neighborhood for years to come.

HIGHLIGHTS OF 1990 PLAN SUMMARY QUALITY OF LIFE The original plan focuses on the physical identity and image of the neighborhood as well as addressing a number of chronic property conditions, all of which affect the overall quality of life. While many of these projects have significantly enhanced the quality of life for the residents of The Historic Old Northeast, the Association has also implemented many social activities not identified in the original plan like the children's parade, porch parties and the Candlelight Tour. This plan offers a stronger focus on the social aspects as well as the physical aspects of the neighborhood.



QUALITY OF LIFE, SOCIAL ACTIVITIES AND NEIGHBORHOOD MARKETING				
LIKES	DISLIKES	RECOMMENDATIONS	ACTION NEEDED	PARTNERS
<ul style="list-style-type: none">Numerous events and services # 2Waterfront parks # 1, # 4 & # 7Proximity to events, restaurants, museums and shops along 4th Street and the downtownFamily-friendly # 3 & # 5Walkable # 6Pet-friendly # 6DiversityNeighborhood networkingHistoric character of the neighborhood including homes, street-scape, etc.Newsletter and web-site	<ul style="list-style-type: none">Overflow parking, trash and noise from large park eventsHours of flight path over Old NE from TIA, St. Petersburg-Clearwater Airport and Mac DillExcessive number of large events in the waterfront park	1 Year		
		<ul style="list-style-type: none">Continue to provide social and educational opportunities for the residents	<ul style="list-style-type: none">Continue newsletter and websiteContinue programs, events and activities (porch parties, pot luck dinners, kids parade, etc.)Survey residents regarding their needs and desiresSeek additional volunteers to assist with programming and other needsHold membership drive increasing membership by 10%	HONNA
		5 Year		
		<ul style="list-style-type: none">Continue efforts of the membership committee	<ul style="list-style-type: none">Increase HONNA membership to 50% of all residentsIncrease readership of the newsletter by 75%	HONNA
		<ul style="list-style-type: none">Continue efforts to address negative issues within the neighborhood	<ul style="list-style-type: none">Investigate the potential to relocate air traffic away from the neighborhoodContinue to work with Parks Department and event promoters to address secondary impacts of large events in adjacent parks	HONNA, FAA, Parks Department, Marketing Department
		<ul style="list-style-type: none">Promote architectural character of the neighborhood	<ul style="list-style-type: none">Develop a walking tour including pamphlet and CDContinue Candlelight tour and Garden tour	HONNA
		30 Year		
		<ul style="list-style-type: none">Continue efforts of the membership committee	<ul style="list-style-type: none">Increase HONNA membership to 75% of all residents	HONNA

HIGHLIGHTS OF OPPORTUNITIES TO SOCIALIZE AND VOLUNTEER PROVIDED BY THE NEIGHBORHOOD ASSOCIATION

EVENTS:
Annual Easter Egg Hunt, Annual Children’s Fourth of July Parade, Halloween Decorating Contest, “Meet and Greet” all new residents (identified by home sales transactions) Neighborhood Holiday Party, Candlelight Tour of Homes, Garden Stroll, Walking Tours featuring architecture and history of the neighborhood, monthly Porch Parties, Quarterly Pot Luck Dinners & Alley Rally

SERVICES:
Crime Watch Program, Web Site, Street Lighting Program, Monthly Informational Meetings

AWARDS:
SPPI Preservation Awards, Annual City Awards Program, Creative Loafing “Best Neighborhood” Award, Florida Trust for Historic Preservation Award & Sunshine Ambassador award

PUBLIC RELATIONS:
Survey, NY Times Article

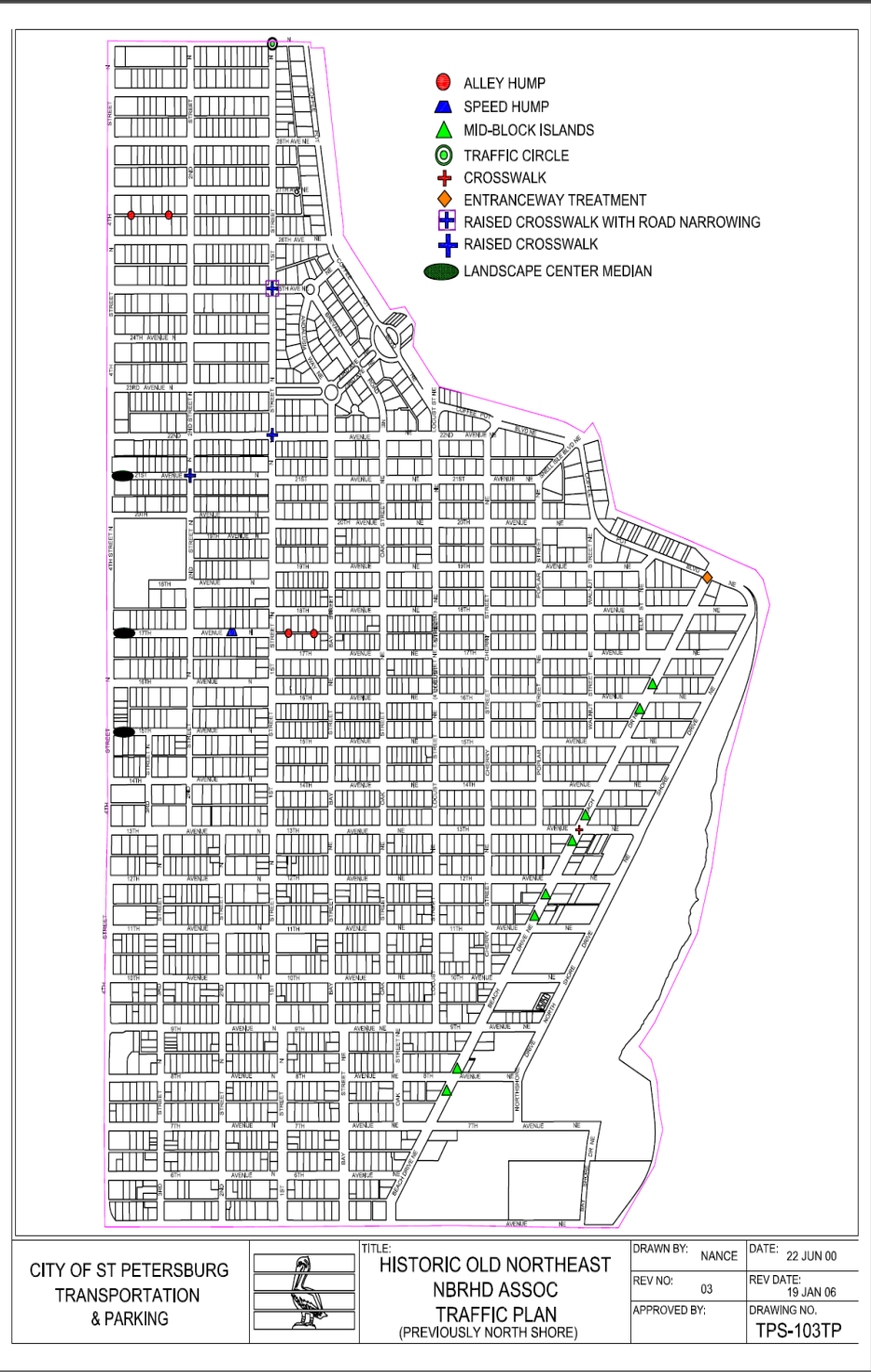
PUBLICATIONS:
Newsletter , Northeast Journal and Old Northeast Neighborhood News

“Souvenir of St. Petersburg, Views from the Vinoy,” LHD Booklet

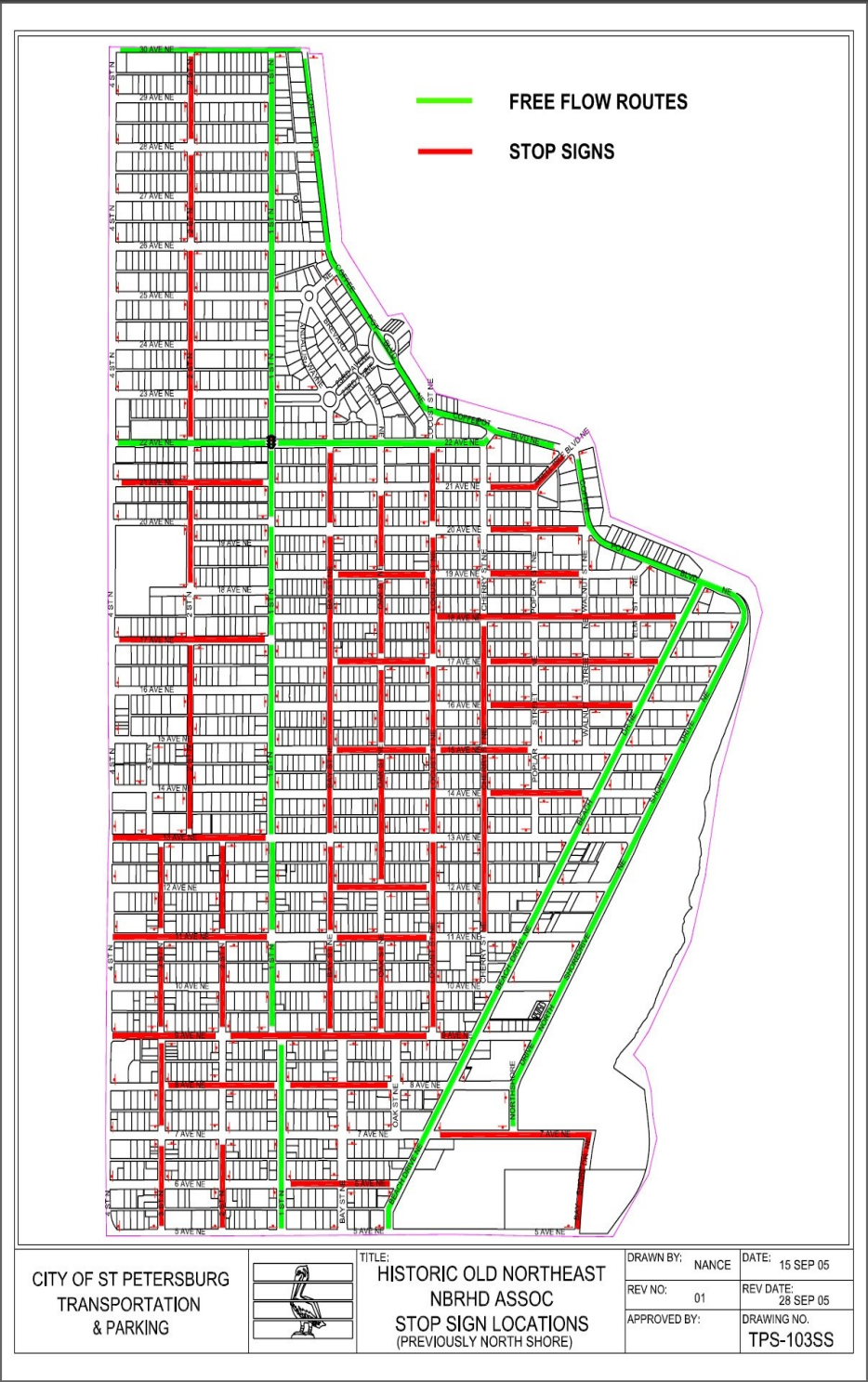
VOLUNTEER OPPORTUNITIES:
Outside the neighborhood: Sunken Gardens, YWCA Family Village, Garden Club – although not sponsored by the Association, membership is limited to Old NE residents

ADDITIONAL MAPS AND INFORMATION

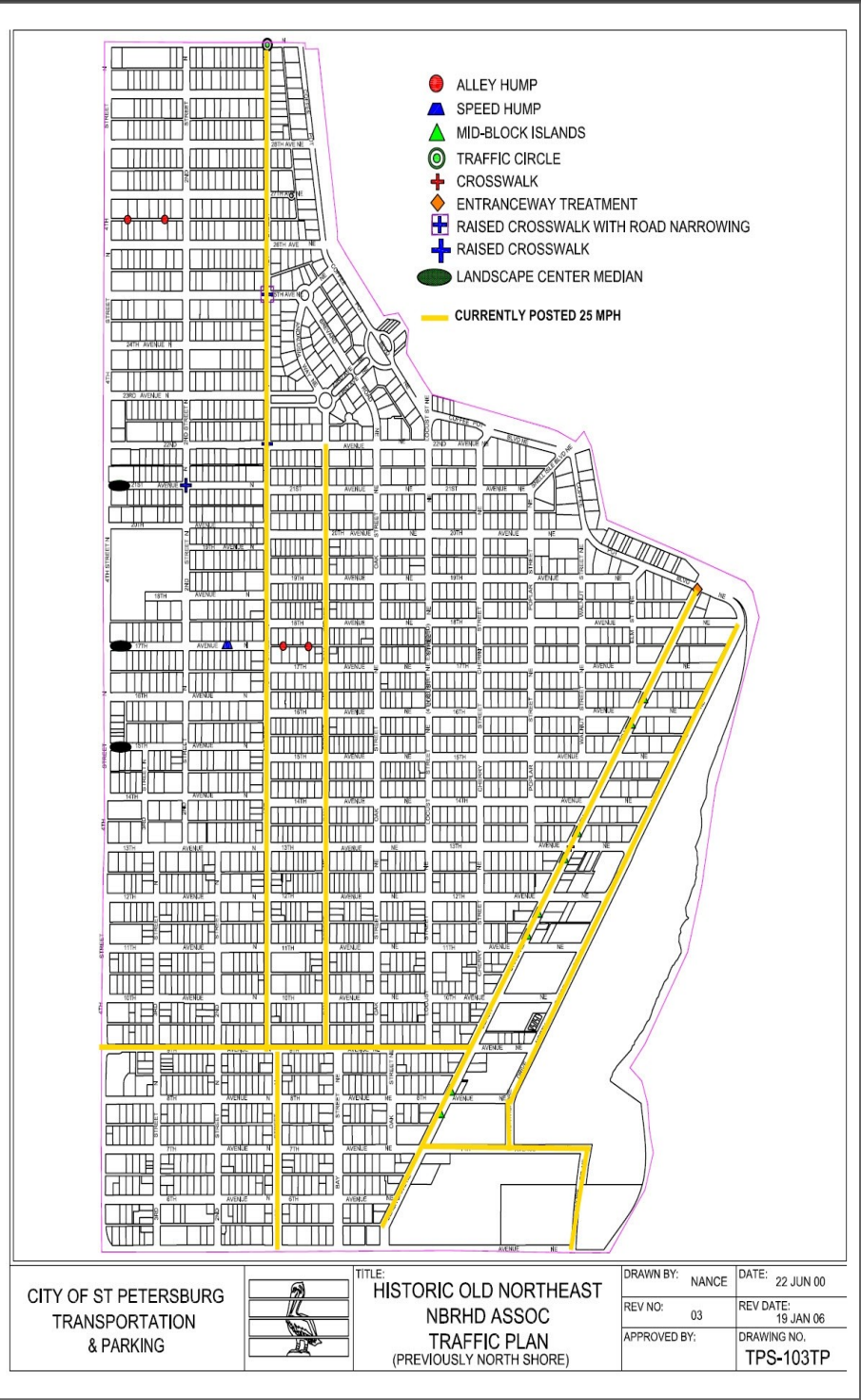
MAP 6 COMPLETED TRAFFIC CALMING PROJECTS



MAP 7 TRAFFIC FLOW AND STOP SIGNS



MAP 8 25 MPH ROAD SPEEDS



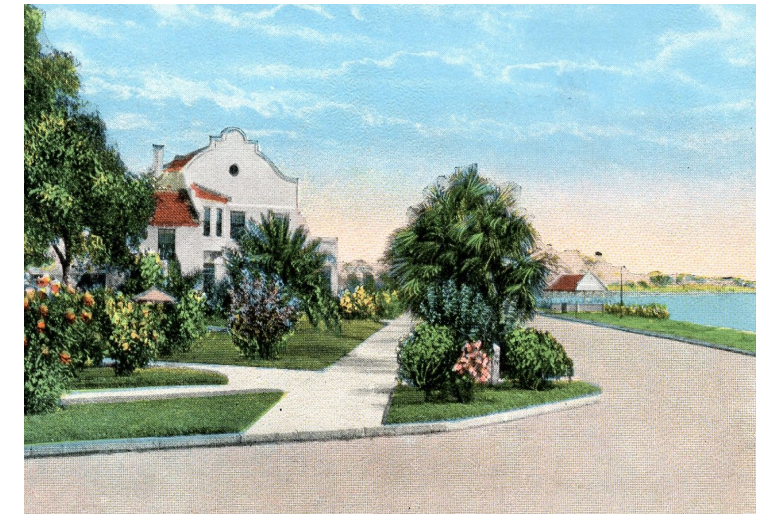
NORTH BAY TRAIL

The planned North Bay Trail begins at the terminus of the Friendship Trail at the Rio Vista Trail Connection. This path would be specifically designed for protected bike use along the 1st Street corridor, providing good connectivity to downtown St. Petersburg, with eventual links to the Pinellas Trail St. Petersburg Extension. This trail is 6.25 miles in length, beginning at 78th Avenue Northeast and 1st Street Northeast, and finishing at Central Avenue in downtown St. Petersburg.



BRICK STREETS AND GRANITE CURB POLICY:

In 2004, the City adopted a Brick Street and Granite Curb protection policy which is shown below.



NO. 2004-170

A RESOLUTION ESTABLISHING A
"TRADITIONAL STREETScape
PRESERVATION POLICY" TO PRESERVE
BRICK STREETS, BRICK ALLEYS AND
GRANITE CURBS THROUGHOUT THE CITY;
AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, St. Petersburg has traditional neighborhoods throughout the City whose architectural character is furthered and enhanced by the presence of features such as brick streets, brick alleys and granite curbs; and

WHEREAS, these neighborhoods are important cornerstones in the City-wide revitalization that has been ongoing in St. Petersburg's neighborhoods where increased property values have expanded the City's tax base; and

WHEREAS, since 1992 the City has had policies protecting brick streets (Resolution 92-780), but only protects granite curbs when located along brick streets; and

WHEREAS, the City now seeks to establish a more comprehensive policy relating to the protection and preservation of brick streets, brick alleys and granite curbs throughout the city constructed independent of or in conjunction with one another; and

WHEREAS, on June 17, 2003, the Historic Preservation Commission recommended policies to preserve brick streets and granite curbs throughout the City.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida, that the "Traditional Streetscape Preservation Policy" is approved as follows:

Brick Streets

1. Retain and maintain all existing brick streets, brick alleys and portions thereof which are not currently paved over unless City Council by resolution determines otherwise. Repair and relay bricks on all brick streets and brick alleys; no alternative surfaces shall be used as a substitute.
2. Return paved streets to brick streets. This may be accomplished by resolution of the City Council on its own motion or by citizen initiative if owners of fifty-one percent (51%) or more of properties as measured by abutting footage, petition the City, as set forth in City assessment policy, requesting that abutting property owners be assessed the total cost of converting a street back to brick, less any cost that might be incurred if the existing street needs repair, and City Council approves the petition as being in the best interest of the City.

2004-170
Page 2

Granite Curbing

1. Repair or replace in-kind all existing granite curbing throughout the city whether or not the curbing is located adjacent to brick streets.
2. Use of ribbon concrete along radii, curb cuts and handicapped ramps is permissible.

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 18th day of March,

2004.

ATTEST:

Chair-Councilmember
Presiding Officer of the City Council



OCTOBER 8, 2009

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Maureen Stafford, President
Bob Watts, Vice President
Peter Stanhope, Secretary
Douglass Haan, Treasurer
Board Members: Julie Brazier, Rick Carson,
Bob Hunter, Mary Alice Lange, Tracey Locke,
Ron Magray, Barbara Marshall, Robin Reed



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St. Petersburg, FL 33734
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MAYOR
Honorable Rick Baker

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Karl Nurse	District # 6
Wengay Newton	District # 7



THIS PLAN HAS
BEEN COMPILED BY
MYTOWN TEAM
CONSULTANTS INC.